

4.1

1. Introduction

A.4.1.1 Purpose and Content of the Housing Element

The Housing Element of the General Plan is designed to provide the city with a coordinated and comprehensive strategy for promoting the production of safe, decent, and affordable housing within the community. A priority of both state and local governments, Government Code Section 65580 states the intent of creating housing elements:

The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian family is a priority of the highest order.

Per state law, the Housing Element has two main purposes:

1. To provide an assessment of both current and future housing needs and constraints in meeting these needs; and
2. To provide a strategy that establishes housing goals, policies, and programs.

This Housing Element is a ~~five~~ eight-year plan for the ~~2005-2010~~ 2013-2021 period, (April 30, 2013 – April 29, 2021), which differs from the city's other General Plan elements ~~which~~ that cover a much longer period. The Housing Element serves as an integrated part of the General Plan, but is updated more frequently to ensure its relevancy and accuracy. The Housing Element identifies strategies and programs that focus on:

1. Conserving and improving existing affordable housing;
2. Maximizing housing opportunities throughout the community;
3. Assisting in the provision of affordable housing;
4. Removing governmental and other constraints to housing investment; and
5. Promoting fair and equal housing opportunities.

4.1.2 Element Organization

The Housing Element has the following major components:

- An introduction to review the requirements of the Housing Element, public participation process, and data sources (Section 4.1);
- A profile and analysis of the city's demographics, housing characteristics, and existing and future housing needs (Section 4.2);
- A review of resources available to facilitate and encourage the production and maintenance of housing, including land available for new construction, ~~as well as~~ financial and administrative resources available for housing, and opportunities for energy conservation (Section 4.3);
- An analysis of constraints on housing production and maintenance, including market, governmental, and environmental limitations to meeting the city's identified needs (Section 4.4);
- An evaluation of accomplishments under the ~~1999-2005-2010~~ Housing Element (Section 4.5); and
- A statement of the Housing Plan to address the city's identified housing needs, including an assessment of past accomplishments, and a formulation of housing goals, policies, and programs (Section 4.6).

A series of appendices provide additional documentation. Appendix A supports the assessment of the 2005-2010 Housing Element synthesized in Section 4.5. Appendix B describes the sites inventory introduced in Section 4.3.

B.4.1.3 State Requirements

The California Legislature has identified the attainment of a decent home and suitable living environment for every resident as the state's major housing goal. Recognizing the important role of local planning programs in pursuing this goal, the Legislature has mandated that all cities and counties prepare a housing element as part of their comprehensive general plan. Government Code Section 65302(c) sets forth the specific components to be contained in a community's housing element.

Planning Period

State law now requires housing elements to be updated every five~~eight~~ years to reflect a community's changing housing needs, unless otherwise extended by state legislation. The previous (~~1999-2004~~2005-2010) ~~H~~ousing ~~E~~lement cycle for the San Diego region was extended ~~one year~~ by state legislation- (SB 575) to align local housing elements with regional transportation planning. Therefore, the ~~1999~~2005-2010 Carlsbad Housing Element covered the period spanning July 1, ~~1999~~2005 through ~~June 30, 2005~~ Dec. 31, April 29, 2013. ~~The updated This~~ Housing Element covers the planning period of July 1, April 30, 2013 ~~2005 through June 30, 2010. through April 29, 2021.~~

While this Housing Element covers an eight-year planning period, Government Code Section 65588(e) requires Carlsbad to update this Housing Element after four years (April 30, 2017) and again at the end of the eight-year planning period.

Changes in State Law since Previous Update

In addition to the above-described provisions in SB 575, the following items represent substantive changes to state law since the city's last Housing Element or which have been newly addressed in this 2013-2020 Housing Element.

- SB 375 requires alignment of regional transportation planning and local land use and housing plans. This fifth housing element cycle is being conducted in conjunction with the development of the 2050 Regional Transportation Plan and its Sustainable Communities Strategy in accordance with SB 375.
- AB 1233 requires local governments to zone or rezone adequate sites, within the first year of the new planning period, to address any portion of the Regional Housing Needs Assessment (RHNA) for which the jurisdiction failed to identify or make available sites in the prior planning period. During the prior planning period, the city redesignated sufficient sites at appropriate densities to accommodate all of its RHNA. Section 4.5 and Appendix A describe how the city met its obligation.
- AB 2511: The city shall not permit residential development at a density below the density assumed for that site in the housing element, unless: a) the city demonstrates that the remaining sites identified in the housing element can accommodate the city's remaining RHNA, or b) the city identifies an additional site(s) that can accommodate the remaining RHNA. This provision is addressed in Sections 4.4 and 4.6 (Program 2.1).
- SB 812 requires that housing elements include an analysis of the special housing needs of disabled persons, including persons with developmental disabilities. This is addressed in the Special Needs Households section of Section 4.2 and in Program 3.11 of Section 4.6.

C. — Regional ~~Share~~ Housing Needs Assessment (RHNA)

A critical measure of compliance with ~~the state H~~housing ~~E~~lement law is the ability of a jurisdiction to accommodate its share of the ~~regional~~region's housing needs —~~Regional Housing Needs Allocation (—the RHNA)—~~. For San Diego County, the ~~state projected the region's growth for an 11-year period between Jan. 1, 2010 and Dec. 31, 2020, which coordinates with the Regional Transportation Plan~~regional growth projected by the State was for the period between January 1, 2003 and June 30, 2010. Therefore, while the Housing Element is ~~a fifteen eight-year document covering July 1, 2005 to June 30, 2010~~, the city ~~has seven and one half years (January 1, 2003 through June 30, 2010) to fulfill~~must accommodate the ~~full 11 year~~ RHNA. Table 4.1-1 presents Carlsbad's allocation of the region's~~sa~~ housing needs by income group as determined by SANDAG.

Table 4.1-1: 2010-2020 RHNA				
Income Group	Carlsbad		Region	
	#	%	#	%
<u>Very Low (<50% AMI)</u>	<u>912</u>	<u>18%</u>	<u>36,450</u>	<u>23%</u>
<u>Low (50-80% AMI)</u>	<u>693</u>	<u>14%</u>	<u>27,700</u>	<u>17%</u>
<u>Moderate (80-120% AMI)</u>	<u>1,062</u>	<u>21%</u>	<u>30,610</u>	<u>19%</u>
<u>Above Moderate (>120% AMI)</u>	<u>2,332</u>	<u>47%</u>	<u>67,220</u>	<u>41%</u>
<u>Total</u>	<u>4,999</u>	<u>100%</u>	<u>161,980</u>	<u>100%</u>

Source: SANDAG, RHNA PLAN : Fifth Housing Element Cycle Planning for Housing in the San Diego Region 2010 – 2020, Table 4.

Table 1-1 2005-2010 RHNA				
Income Group	Carlsbad		Region	
	#	%	#	%
Very Low (<50% AMI) [±]	1,922	23.0%	24,143	22.5%
Low (50-80% AMI)	1,460	17.4%	18,348	17.1%
Moderate (80-120% AMI)	1,583	18.9%	20,280	18.9%
Above-Moderate (>120% AMI)	3,411	40.7%	44,530	41.5%
Total	8,376	100.0%	107,301	100.0%
Source: SANDAG, 2005.				

Pursuant to state law (AB 2634), the city must project the number of extremely low income housing needs, which is not a specified income group in the RHNA. This target may be based on Census income distribution or the city may assume 50 percent of the very low income units as extremely low income. Approximately 2,440 extremely low income and 3,275 very low income Carlsbad households were identified in the Comprehensive Housing Affordability Strategy (CHAS) data prepared by the Census Bureau for the U.S. Department of Housing and Urban Development. These household totals equate to 43 and 57 percent, respectively, of the total extremely low and very low income households. These percentages suggest that of Carlsbad's RHNA share of 912 very low income households, at least 389 units should be available for extremely low income and 523 units for very low income households. See Section 4.2 for a more detailed analysis.

D. Self-Certification

State legislation (AB 1715) sponsored by SANDAG in 1995 created the opportunity for jurisdictions within the San Diego region to self-certify the housing element of their general plans. Carlsbad views the housing element self-certification option as having three purposes:

1. Give jurisdictions more flexibility in how they meet affordable housing goals;
1. Focus on housing production rather than paper generation; and
1. Eliminate the State Department of Housing and Community Development's (HCD) review and certification of the updated housing elements.

To self-certify, a jurisdiction must meet the following criteria:

1. The jurisdiction's adopted housing element or amendment substantially complies with the provisions of state law, including addressing the needs of all income levels;

[±] The City has a RHNA allocation of 1,922 very low income units (inclusive of extremely low income units). Pursuant to new State law (AB 2634), the City must project the number of extremely low income housing needs based on Census income distribution or assume 50 percent of the very low income units as extremely low. According to the CHAS data developed by HUD using 2000 Census data, 47 percent of the City's very low income households fall within the extremely low income category (see also Table 2-8). Therefore the City's RHNA of 1,922 very low income units may be split into 903 extremely low and 1,019 very low income units. However, for purposes of identifying adequate sites for the RHNA, State law does not mandate the separate accounting for the extremely low income category.

- ~~1. The jurisdiction has provided for the maximum number of housing units/opportunities as determined pursuant Government Code Section 65585.1(a) within the previous planning period (1999-2004);~~
- ~~0. The city provides a statement regarding how its adopted housing element or amendment addresses the dispersion of lower income housing within its jurisdiction, documenting that additional affordable housing opportunities will not be developed only in areas where concentrations of lower income households already exist, taking into account the availability of necessary public facilities and infrastructure; and~~
- ~~0. No local government actions or policies prevent the development of the identified sites pursuant to Government Code Section 65583, or accommodation of the jurisdictions' share of the total regional housing need pursuant to Government Code Section 65584.~~

The primary criterion for self certification is the requirement that a jurisdiction must meet its affordable housing goal for the relevant housing element cycle. The affordable housing goal is defined in state law as the maximum number of housing units that can be constructed, acquired, rehabilitated, and preserved and the maximum number of units or households that can be provided with rental or ownership assistance for low, very low and extremely low income households.

Both the criterion and goal are intended to provide self-certifying jurisdictions more flexibility in meeting housing needs. Carlsbad complied with the production goal below based on a complex credit system that counts toward the goal not only construction of affordable units but also other accomplishments that provide adequate, affordable housing. In Carlsbad, these accomplishments included the City acquiring units at risk of losing their affordability to extremely low income households, requiring long term affordability tenures, and requiring the construction of affordability units specifically for large households.

Carlsbad's production goal for the 1999-2005 cycle was 629 units, broken down by income category as follows and based on new construction and other accomplishments, as discussed above:

- ~~• Extremely Low Income (<30 percent AMI): 170 units (27 percent)~~
- ~~• Very Low Income (30-50 percent AMI): 201 units (32 percent)~~
- ~~• Low Income (50-80 percent AMI): 258 units (41 percent)~~

As demonstrated in Appendix A, Carlsbad has exceeded the requirements for self certification by providing 274 extremely low, 357 very low, and 952 low income affordable housing opportunities during the time period. Exceeding the affordable housing requirements means that Carlsbad is eligible to self certify its Housing Element, but does not exempt the City from complying with the State Housing Element law.

E. — HCD Review

While the City of Carlsbad is eligible to self certify its Housing Element, the City has elected to submit the 2005-2010 Housing Element for HCD review to ensure the City's eligibility for affordable housing programs. Draft Carlsbad Housing Elements were submitted to HCD in August 2007, June 2008, and September 2008. Comments were received from the State HCD on the City's Draft Housing Elements in letters dated October 25, 2007, August 4, 2008, and November 21, 2008. The November 21 letter from HCD states "the revised draft element addresses the statutory requirements described in the Department's August 4, 2008 review." This Housing Element, dated December 2008, is consistent with the revised draft element described in HCD's November 21 letter and represents a revised document in response to both State

and other public comments received during the 60-day public review periods that occurred with each submittal of the draft element to HCD.

~~F. Data Sources and Methodology~~

~~In preparing the Housing Element, various sources of information were used. Wherever possible, Census 1990 and 2000 data provided the baseline for all demographic information. Additional information provided reliable updates to the 2000 Census. These include population and housing data from SANDAG and the California Department of Finance, housing market data from Dataquick, MLS, and other web-based real estate services, employment data from the Employment Development Department, lending data from financial institutions provided under the Home Mortgage Disclosure Act (HMDA), and the most recent data available from service agencies and other governmental agencies. In addition, data from the City's Geographic Information Systems (GIS) Department, which uses information from SANDAG and the County Assessor's Office, was primarily used in developing the vacant and underutilized land inventory presented in Section 3.~~

~~G. Public Participation~~

~~The general public has been consulted at various stages throughout the development of the Housing Element. Specifically, the City held three public workshops to address various components of the Housing Element and solicit input from community members. Each public workshop was noticed and the City sent fliers to service providers and a number of interested residents and community stakeholders, including:~~

- ~~• Home Owners Associations;~~
- ~~• Nonprofit organizations, social and supportive service agencies;~~
- ~~• Government entities;~~
- ~~• Groups representing the interest of farmworkers and farming industry; and~~
- ~~• Housing developers (both for and non-profit).~~

~~The noticing list has been continually updated throughout the public review process. A copy of the noticing list and sample flyers are included as Appendix I.~~

~~The first workshop was held at City Hall on October 28, 2004. At this first meeting, the City gave an overview of the Housing Element Update process, requirements of State Law, and demographic and housing characteristics. Goals and policies of the 1999-2005 Housing Element were also reviewed. The City's second community workshop on December 9, 2004 reviewed opportunities and constraints to housing production in Carlsbad. The final community workshop was held on May 12, 2005. Recent changes in State law affecting the housing element, their possible implications for programs of the 2005-2010 Housing Element, and self-certification were discussed.~~

~~Public input received during the workshops included the following topics in italics below; after each topic is the City's response, which is based on State housing law, good planning, and concerns expressed by the community:~~

- ~~• *The update process*—General questions were asked about the process to update the housing element, including how the Regional Housing Needs Assessment (RHNA) is developed and addressed. A purpose of the three workshops was to explain the need for a housing element and the method to revise it. To aid the public's understanding, each workshop featured a written staff report, oral presentation using PowerPoint, and public question and answer period. All materials presented at the workshops were made available to the public. Furthermore, the Housing Element itself explains the housing element update process.~~

- ~~• *Location of affordable housing*—The public expressed concern regarding clustering all affordable housing in a single location. Affordable housing is located throughout Carlsbad. This dispersing is aided by the many master planned communities in the north and south halves of the City. Each master planned community is required by the Inclusionary Housing Ordinance to provide fifteen percent of its housing as housing restricted and affordable to lower income households. As proof of the dispersion of affordable housing in Carlsbad, Section 3 of this Element identifies several existing and proposed affordable housing projects and sites and their locations in the four different quadrants of the City. The Inclusionary Housing Ordinance also requires inclusionary housing to be in the same quadrant as the master plan market rate units or in a contiguous location in an adjacent quadrant. Moreover, many residential projects built in Carlsbad are mixed income. For example, Pacific View in the Kelly Ranch master plan features 451 apartments, 111 of which are rent restricted to lower income families and located throughout the project.~~
- ~~• *City Council deletion of units from the Excess Dwelling Unit Bank and the adequacy of the bank to respond to affordable housing needs*—Section 4, Constraints and Mitigating Opportunities, analyzes the City Council's 2002 action to delete units from the bank and the adequacy of the bank today to meet affordable housing needs and the City's RHNA.~~
- ~~• *Condominium conversions and a lack of senior housing*—Comments expressed at the first public workshop expressed concern over the displacement of lower income residents, particularly seniors, who are displaced by condominiums conversions. Proposed Program 1.1 of the Housing Plan notes the City will continue its policy of discouraging such conversions when they would reduce the number of low or moderate income housing units throughout Carlsbad. Condominium conversions are subject to the City's Inclusionary Housing Ordinance.~~

~~A concern was also expressed about a lack of senior housing in Carlsbad. In 1999, the City purchased an at-risk senior project and preserved 75 units for lower income residents. Additionally, Section 2, Housing Needs Assessment, analyzes the need for senior housing in Carlsbad. Finally, proposed Program 3.10 notes the City's plan to develop 50 additional units of senior housing by 2010. The City is currently processing a 50 condominium senior project (Harding Street Senior Project) that would provide 7 lower and 8 moderate income units.~~
- ~~• *Carlsbad's progress in providing affordable housing*—Section 3 details the City's accomplishments in providing very low, low, and moderate income housing since 2003. Additionally, Carlsbad annually produces a housing production report that describes all housing produced by income level for the prior year. Section 3 also describes programs and policies that will enable the continuing production of affordable housing in the coming years.~~
- ~~• *Rezoning single family home areas to permit higher density, low and moderate income housing*—Section 3 contains programs, both developer and city initiated, to amend General Plan land use designations from non residential and low density residential to permit high density and mixed use residential. Examples from Section 3 include the Bridges at Aviara, Quarry Creek, and shopping center projects.~~
- ~~• *Concern about reliance on the Inclusionary Housing Ordinance to produce affordable housing*—Since inclusionary housing is largely development driven, its production may decrease as land costs escalate and Carlsbad nears buildout. Therefore, it was also suggested that other means are needed to ensure affordable housing continues to be provided. The City notes that redevelopment of older properties, such as the conversion of apartments to condominiums, also results in inclusionary requirements (Section 3, Table 3-11 highlights one such project, Ocean Street Residences). The~~

City expects property redevelopment to become more common, especially in older areas such as the downtown Village and the Barrio Area. Additionally, proposed Program 3.16 would result in Managed Living Units (which are similar to single room occupancy units) being conditionally permitted in the downtown Village area. Furthermore, proposed Program 2.4 requires the City to amend its zoning ordinance and other necessary land use documents to permit residential mixed use at 20 units per acre on shopping center sites and commercial areas. Other proposed programs promote additional affordable housing opportunities by continuing to implement a city land banking program to acquire land suitable for affordable housing; offering mortgage credit certificates, and Section 8 assistance.

- ~~*Providing housing for persons with disabilities, single room occupancies (SROs), and other types of alternative housing*~~—The City acknowledges the need for these and other types of housing. Section 4 discusses a variety of housing types and Section 6, the City's Housing Plan, contains two proposed programs, Program 3.11 and Program 3.16, which specifically address the two specific housing types of concern. It should be noted that the City is proposing an ordinance to conditionally permit Managed Living Units, which are similar to SROs, in the City's downtown Village area. The City also proposes programs to address transitional and supportive housing types.
- ~~*Housing Element self certification*~~—Comments expressed at the last workshop in May 2005 regarded self certification and its effects on Carlsbad. While the City is eligible to do so for the current housing cycle, it has chosen to not pursue self certification. More information about self certification may be found in this section.
- ~~*The need to house farmworkers*~~—Carlsbad addresses the City's farmworker population in Section 2, including in Tables 2.9 and 2.10. Proposed Programs 3.13 and 3.16 also discuss housing for farmworkers. In 2008, the City Council approved \$2 million in funding to rebuild and expand the City's existing homeless/farmworker shelter, La Posada de Guadalupe. The expansion would provide 50 to 72 beds for farmworkers in addition to the 50 beds the shelter now provides.

On April 26, 2007, the Draft Housing Element was presented to the Housing Commission for review and discussion. On June 19 and July 17, 2007, the Housing Element was reviewed and discussed at regular City Council meetings. The City Council authorized staff to submit the Draft Housing Element to HCD. As it did with the three public workshops, the City extensively publicized the Housing Commission and City Council meetings.

At the Housing Commission and City Council meetings, the majority of public comments were focused on the City's proposed designation of the Quarry Creek site to meet part of its RHNA. Several suggested the site should be preserved rather than designated for housing, citing cultural and biological resources that exist there and on adjacent properties. The designation of Quarry Creek for smart growth purposes by SANDAG was also questioned. Other comments raised regarded the adequacy of the affordability tenure (30 and 55 years) for affordable housing, the feasibility of affordable housing west of Interstate 5 and along the coast, and impact of Housing Element programs on the City's Growth Management Program's dwelling unit cap.

In response to Quarry Creek, the City has attempted, since the Housing Commission and City Council hearings, to find additional sites that would provide affordable housing opportunities besides Quarry Creek and other properties already identified. This effort was made further necessary as the City determined it could no longer count the Bridges at Aviara project to provide 377 units of potential affordable housing. (The City is now counting a much smaller yield from this project.)

In an effort to provide replacement and additional affordable housing sites, the City reconsidered its site analysis. While the effort failed to identify additional vacant land or significant gains in individual underutilized properties, the City was able to propose new programs that recognize a substantial number of units from the proposed Barrio Area plan. Additionally, an increase in the permitted density for some land use districts in the Village Redevelopment also enabled the City to continue to meet its RHNA. While the City still finds Quarry Creek as a critical component of its affordable housing portfolio, with increased opportunities in the Village, the City has reduced the site's anticipated yield from 600 units (as originally reported in the City's August 2007 Draft Housing Element) to 500 units.

As listed above, another hearing comment questioned the adequacy of the rental and resale restriction term the City applies to lower income housing. In response, Carlsbad believes its Inclusionary Housing Ordinance requirement for affordability tenure for rental and for sale housing of 55 and 30 years, respectively, is appropriate. When redevelopment funds are used, the affordability covenant for for sale housing is 45 years. Due to redevelopment requirements, most communities also use similar affordability covenants.

With regards to the feasibility of housing west of Interstate 5, the City acknowledges the cost of land anywhere in Carlsbad is high; however, review of Tables 2-20 and 3-20 will reveal that well over 100 apartments and condominiums (not including second dwelling units) for lower income families have been constructed near the coast. While most of these result from the City's Inclusionary Housing Ordinance, some are non-inclusionary products, such as Roosevelt Gardens, an eleven-unit project being built by Habitat for Humanity. This project received financial assistance from the City.

The City believes the higher densities permitted in the Village and proposed for the Barrio Area plan will produce housing eligible to be considered as affordable housing. Also, it should be noted to that all housing constructed in Carlsbad either pays an in-lieu fee toward or constructs affordable housing. As discussed in Section 3, fees are deposited into a trust fund which the City can leverage to produce or assist in the production of such housing. One such example is the purchase of Tyler Court in 1999, which preserved 75 units of extremely low and low income senior apartments in the Barrio Area west of Interstate 5.

With regards to Housing Element impacts on dwelling unit caps specified by the Growth Management Program, Section 4 provides a complete analysis to show that the proposed programs to ensure the City can meet its RHNA would not cause caps to be exceeded.

At the same time as the Housing Commission meeting, the City posted the Draft Housing Element on its website and provided copies of the document at City libraries and at its Faraday center. The City will similarly distribute the next Draft Housing Element.

Additional public input opportunities will occur before the Housing Commission, Planning Commission, and City Council as part of the Housing Element's review and adoption process. Public hearings will be held before each review body.

4.1.4 Public Participation

The Housing Element was prepared as part of Envision Carlsbad, which was the city's program to update its General Plan (including the Housing Element). The first phase of Envision Carlsbad included an extensive community participation campaign that laid the foundation for the update. Approximately 8,000 community members directly participated in activities such as workshops, a community survey, and other public meetings. A product of this broad-based outreach effort was the Carlsbad Community Vision,

which articulated what the community values most for Carlsbad's future, including the following related to housing:

In the future, Carlsbad will be a multi-generational community, with supportive services that accommodate the needs of the elderly as well as families with young children. Carlsbad will uphold universal design standards that foster accessibility, and will be a leader in innovative financing and design approaches to enhance availability of high-quality housing for all income levels. The housing supply will match the diverse population and workforce needs, essential to a sustainable economic future.

As part of the stakeholder outreach specific to housing, from January through May 2009, the city conducted several small group meetings with for-profit and not-for-profit housing providers, as well as organizations working with homeless individuals and people with disabilities. The city also held a developer forum (June 2011) to understand potential constraints to the production of housing (market rate and affordable), and a housing stakeholder forum (March 2012) specifically focused on affordable and multi-family housing and the Housing Element. The city encouraged participation by representatives of organizations serving low-income and special needs groups.

Following is a complete summary of the public participation activities conducted in preparation for this Housing Element update.

Visioning Workshops

Four community workshops were held in March and April 2009 on different weekday evenings and in different locations around the city. Although workshops focused on an array of issues related to the community's aspirations for the future, housing was a key focus at each workshop. The events were designed to engage the attention, interest, and active involvement of a broad spectrum of Carlsbad community members, and provide opportunities for energetic group discussion of and effective input into the community's vision of Carlsbad's future. In all, over 265 community members attended the workshops.

In regard to housing, participants at the workshops discussed the need for and the design of affordable housing so that it fits in with the context of the rest of the city. Some residents expressed desire for controlled and managed population growth and development. Some participants did not want the city to over build while others wanted no more development at all. Some envisioned higher density development downtown, or a hierarchy of densities, while others emphasized the need for lower density development.

Finally, many participants emphasized the need to promote walkability through location of activities, design of neighborhoods, and pedestrian-friendly development.

Community Vision Survey

In 2009, the city initiated a survey to assess residents' perceptions regarding the quality of life in their neighborhood and the city. Surveys were mailed to every household in the city (a total of over 41,600 households) and nearly 7,200 completed responses were received—an impressive response rate of over 17 percent. Findings that contribute to understanding of housing preferences include:

- Just over half of all residents (51%) believe that providing a range of housing options of different types and price levels within Carlsbad is a medium or high priority for the city.

- In addition, over half of all residents (53%) believe that providing food and shelter for homeless families both in the city and the region is a medium or high priority.
- Nearly two-thirds of all residents (64%) believe that developing more housing choices to give seniors additional options for living in Carlsbad as they get older is a medium or high priority for the city.

Barrio Workshop

On March 10, 2011, the city conducted a workshop to discuss issues specific to the Barrio community in Carlsbad. Approximately 85 community members participated in the workshop to discuss a range of topics, such as the culture and historic character of the neighborhood, streetscape and connectivity improvements, and potential land use opportunities. Participants debated the merits of increasing densities and allowing more multi-family housing in the neighborhood. While some participants did not want to see increased density or multi-family development, most were either supportive or at least willing to identify preferable locations for such housing. Many supported locating new multi-family housing along the periphery of the neighborhood, while protecting the small-scale single and two-family character of the Barrio core.

General Plan Developer Forum

On June 8, 2011, the city hosted a forum with developers active in Carlsbad to understand development/business community issues and perspectives relating to future development in Carlsbad; discuss major land use and development opportunities; and identify key factors necessary to achieve the Carlsbad Community Vision objectives. Approximately 18 participants attended. They discussed the kind of uses and development that is appropriate in the various opportunity areas; and the financial feasibility of development at densities/intensities for future development.

Housing Element Stakeholder Workshop

On March 28, 2012, the city held a workshop to invite representatives of organizations that assist special needs groups and low-income residents, and who develop and manage affordable housing, including shelters, senior, and family housing. The city invited the following representatives and groups:

- Farmers and landowners with active farming;
- Advocates and organizations representing farmworkers, homelessness, the poor, mental and physical health, and the elderly;
- Local developers of market rate housing (those based or active in Carlsbad);
- Affordable housing developers; and
- Representatives from government agencies (e.g. military, SANDAG, adjacent jurisdictions, school districts, infrastructure providers)

Eleven participants ultimately took part in the workshop providing their feedback on future housing needs and constraints to housing production. Key issues and ideas that emerged from the workshop and which the Housing Element will address were as follows:

- Current market and development trends favor multi-family residential rentals
- Affordable housing should be transit accessible so that residents can access jobs and services

- Potential development barriers include lack of available land and high cost of land (especially for infill development). Still, Carlsbad was praised for having a clearly laid-out development review process
- Participants suggested allowing more flexibility in zoning, such as allowing parking unbundling and reductions in parking requirements in appropriate locations
- Participants recommended that for homeless families, there needs to be a focus on more permanent solutions, such as affordable rental housing, rather than shelters

Decision-Maker Housing Element Workshops/Hearings

On March 20, 2012, the City Council conducted a workshop on housing issues. At this workshop, the council received an issue paper on emerging land use and demographic trends affecting housing in Carlsbad, housing element law and the RHNA, and recent legislative changes and case law regarding affordable housing. The City Council discussed the local policy implications of these issues in the context of the updates to the General Plan and this Housing Element.

- Housing Commission workshop/hearing on draft Housing Element (tbd)
- Planning Commission hearing on draft Housing Element (tbd)
- City Council hearing on draft Housing Element (tbd)

General Plan Land Use Plan Alternatives and Preferred Plan Development

Following visioning workshops and the survey described above, a range of meetings with decision-makers, the Envision Carlsbad Citizens Committee (EC3), and the community at-large helped to debate and shape the land use plan and location of appropriate housing sites for the Housing Element.

- On May 11, 2011 and Aug. 10, 2011, the EC3 helped to brainstorm and then refine various land use concepts for where housing should be located along with commercial developments and other uses.
- In parallel, on July 13, 2011 and Aug. 17, 2011, the Planning Commission held its own set of meetings to consider land use and housing options. These meetings included time for public comment.
- Two community workshops were subsequently held on Jan. 31, 2012 and Feb. 2, 2012, and an online survey was administered during a two-month period to educate community members on plan options and seek their feedback about the appropriateness of housing sites and densities, in an effort to select a preferred alternative.
- Based on feedback from these meetings and the online survey about alternative choices, a preferred alternative emerged which was further discussed and endorsed during EC3 meetings on March 28, 2012 and April 17, 2012. This “Preferred Plan” was discussed and refined by the Planning Commission over a series of four meetings (May 2, 2012, May 16, 2012, June 20, 2012, and July 18, 2012) and ultimately recommended to the City Council.
- The City Council endorsed and provided further direction on this Preferred Plan during their Sept. 11, 2012 meeting, setting the stage for preparation of the General Plan and establishing the Housing Element’s sites inventory described herein.

[ADD DECISION-MAKER AND OTHER MEETINGS AS PROCESS CONTINUES]

H.4.1.5 General Plan Consistency

~~The Housing Element is a component of the General Plan, last comprehensively updated in 1994 with the most recent amendment in 2006. To promote a uniform and compatible vision for the development of the community, California law requires the General Plan be internally consistent in its goals and policies. California law requires that General Plans contain an integrated and internally consistent set of policies. The Housing Element is a component of the General Plan (updated in parallel with this Housing Element); as a result, the Housing Element is consistent with the vision of the General Plan and the policies and implementation measures of the other General Plan elements support the policies of the Housing Element. The Housing Element is most affected by development policies contained in the *Land Use Element*, which establishes the location, type, intensity and distribution of land uses throughout the city. An analysis of the major policy areas of the *Land Use Element* and its relationship with the Housing Element is contained below. General Plan elements and policies that affect housing are summarized below:~~

~~[to be completed following preparation of updated General Plan]~~

~~The Housing Element is also affected by policies in the *Noise Element*, *Open Space & Conservation Element*, and the *Public Safety Element*, which contain policies limiting residential development due to certain reasons of biological impacts, noise impacts, geology, and public safety, including the location of Palomar Airport and its influence area. The Housing Element also relates to the *Circulation Element* in that major areas for housing must be served with adequate access routes and transportation systems and other infrastructure, such as electrical, gas, water, and sewer lines.~~

~~The Housing Element uses the residential goals and objectives of the City's adopted *Land Use Element* as a policy framework for developing more specific goals and policies in the Housing Element. The numerous residential goals and objectives of the *Land Use Element* encompass four main themes:~~

- ~~0. **Preservation:** The City should preserve the neighborhood character, retain the identity of existing neighborhoods, maximize open space, and ensure slope preservation.~~
- ~~0. **Choice:** The City should ensure a variety of housing types (single family detached or attached, multifamily apartments and condominiums) with different styles and price levels in a variety of locations for all economic segments and throughout the City.~~
- ~~0. **Medium and High Density Uses in Appropriate, Compatible Locations:** Medium and higher density uses should be located where compatible with adjacent land uses and where adequately and conveniently served by commercial and employment centers, transportation and other infrastructure, and amenities. Further, the City should encourage a variety of residential uses in commercial areas to increase the advantages of "close-in" living and convenient shopping.~~
- ~~0. **Housing Needs:** The City should utilize programs to revitalize deteriorating areas or those with high potential for deterioration and seek to provide low and moderate income housing.~~

~~Furthermore, affecting all development in Carlsbad is the Growth Management Program, the provisions of which are incorporated into the General Plan. Developed in 1986, the Growth Management Program ensures the timely provision of adequate public facilities and services to preserve the quality of life of Carlsbad residents. Accordingly, a purpose and intent of the Growth Management Program is to provide quality housing opportunities for all economic segments of the community and to balance the housing needs~~

~~of the region against the public service needs of Carlsbad's residents and available fiscal and environmental resources.~~

~~The Housing Element was reviewed with regard to the Growth Management Program. As demonstrated herein, the City can meet its obligations under the law with respect to the Regional Housing Needs Allocation under the Growth Management Program.~~

4.2

2. Housing Needs Assessment

The City of Carlsbad is committed to the goal of providing adequate housing for its present and future residents. To implement this goal, the city must target its limited resources toward those households with the greatest need. This chapter discusses the characteristics of the city's present and future population in order to better define the nature and extent of housing needs in Carlsbad.

A.4.2.1 Population Characteristics

Population Growth

Since its incorporation in 1952, ~~the city of~~ Carlsbad has grown steadily and substantially over the decades from a population of 9,253 in 1960 to ~~95,146~~ 105,328 in ~~2005~~ 2010. The number of Carlsbad residents is expected to reach ~~107,305~~ approximately 117,700 in ~~2010~~ 2020 (Table 4.2-1), ~~an increase of 12 percent over the 2010 population.~~

Between ~~1990~~ 2000 and ~~2005~~ 2010, Carlsbad's proportional change in population was over ~~twice~~ three times that for the ~~County~~ region as a whole. San Marcos is the only neighboring jurisdiction to have a greater proportional increase than Carlsbad during this period. ~~Similarly~~ According to SANDAG, Carlsbad's projected growth in population from ~~2005 to 2010~~ to 2020 ~~is greater than that projected for~~ will be modest, similar to neighboring jurisdictions ~~and the region as a whole.~~

Table 2-1 Population Growth					
	Total Population 1990	Total Population 2005	Total Population 2010 (Projected)	Percent Change 1990- 2005	Projected Percent Change 2005-2010
Carlsbad	63,126	95,146	107,305	50.7%	12.8%
Encinitas	55,386	62,774	64,904	13.3%	3.4%
Esdcondido	108,635	141,350	144,657	30.1%	2.3%
Oceanside	128,398	175,085	188,974	36.4%	7.9%
Poway	43,516	50,675	51,814	16.5%	2.2%
San Marcos	38,974	73,054	77,645	87.4%	6.3%
Vista	71,872	94,109	97,612	30.9%	3.7%
San Diego County	2,498,016	3,051,280	3,211,721	22.1%	5.3%
Source: Census, 1990; California Department of Finance, 2005; and SANDAG Data Warehouse, 2004.					

Table 4.2-1: Population Growth					
	Population			Percent Change	
Jurisdiction	2000	2010	2020 (projected)	2000-2010	2010-2020 (projected)
Carlsbad	78,247	105,328	117,700	35%	12%
Encinitas	58,014	59,518	68,600	3%	15%
Escondido	133,559	143,911	154,300	8%	7%
Oceanside	161,029	167,086	195,500	4%	17%
Poway	48,044	47,811	54,100	0%	13%
San Marcos	54,977	83,781	90,800	52%	8%
Vista	89,857	93,834	100,000	4%	7%
Unincorporated County	442,919	486,604	545,300	10%	12%
Region Total	2,813,833	3,095,313	3,535,000	10%	14%

Source: U.S. Census, 2000 and 2010; and SANDAG Regional Growth Forecast (projections).

Age Trends

Housing needs are determined in part by the age of residents; ~~in that~~ each age group often has a distinct lifestyle, family characteristics, and income level, resulting in different housing needs. A significant presence of children under 18 years of age can be an indicator of the need for larger housing units since this characteristic is often tied to families and larger households. The presence of a large number of seniors ~~and mature adults~~ may indicate a need for smaller homes that are more affordable and require less maintenance to allow ~~these~~ residents to age in place.

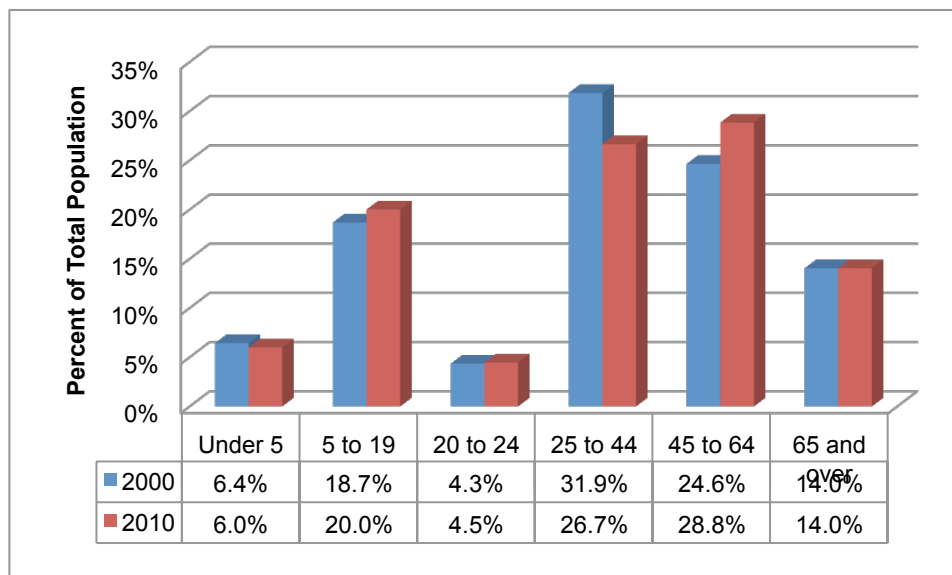
As summarized in Table 4.2-2, the median age for Carlsbad residents was ~~38.9~~40.4 in ~~2000;2010~~—one of the highest of northern San Diego County cities and ~~5.7~~nearly six years higher than the median age for ~~County~~ residents ~~as a whole~~. In ~~2000~~2010, Carlsbad residents under 18 years of age ~~constituted 23.3~~represented 24 percent of the ~~City~~city's population, while seniors (over 65) ~~comprised~~represented 14.0 percent. ~~—similar to the city's percent share in 2000.~~

Table 2-2 Age Characteristics									
City	Under 18 Years				Over 65 Years				Median Age 2000
	1990		2000		1990		2000		
	#	%	#	%	#	%	#	%	
Carlsbad	13,627	21.6%	18,240	23.3%	8,271	13.1%	10,980	14.0%	38.9
Encinitas	12,545	22.7%	13,377	23.1%	5,055	9.1%	6,055	10.4%	37.9
Eseondido	28,824	26.5%	39,687	29.7%	14,074	12.9%	14,720	11.0%	31.2
Oceanside	33,662	26.2%	44,456	27.6%	18,010	14.0%	21,859	13.6%	33.3
Poway	13,047	29.9%	14,741	30.6%	3,027	6.9%	4,138	8.6%	36.9
San Marcos	10,566	27.1%	16,005	29.1%	5,714	14.6%	6,525	11.9%	32.1
Vista	19,368	26.9%	26,653	29.6%	8,746	12.2%	9,006	10.0%	30.3
San Diego Co.	610,946	24.5%	723,661	25.7%	273,140	10.9%	313,750	11.2%	33.2
Source: Census, 1990 and 2000.									

Table 4.2-2: Age Characteristics and Percent Share of Total Population									
Jurisdiction	Under 18 Years				Over 65 Years				Median Age 2010
	2000		2010		2000		2010		
	#	%	#	%	#	%	#	%	
Carlsbad	18,240	23%	25,384	24%	10,980	14%	14,798	14%	40.4
Encinitas	13,401	23%	12,261	21%	6,055	10%	7,643	13%	41.5
Escondido	39,667	30%	39,719	28%	14,720	11%	15,084	11%	32.5
Oceanside	44,444	28%	39,766	24%	21,859	14%	21,501	13%	35.2
Poway	14,750	31%	11,953	25%	4,138	9%	5,900	12%	41.3
San Marcos	15,998	29%	23,291	28%	6,525	12%	8,527	10%	32.9
Vista	26,688	30%	25,054	27%	9,006	10%	8,673	9%	31.1
San Diego Co.	723,155	26%	724,303	23%	313,750	11%	351,425	11%	34.6
Source: U.S. Census, 2000 and 2010.									

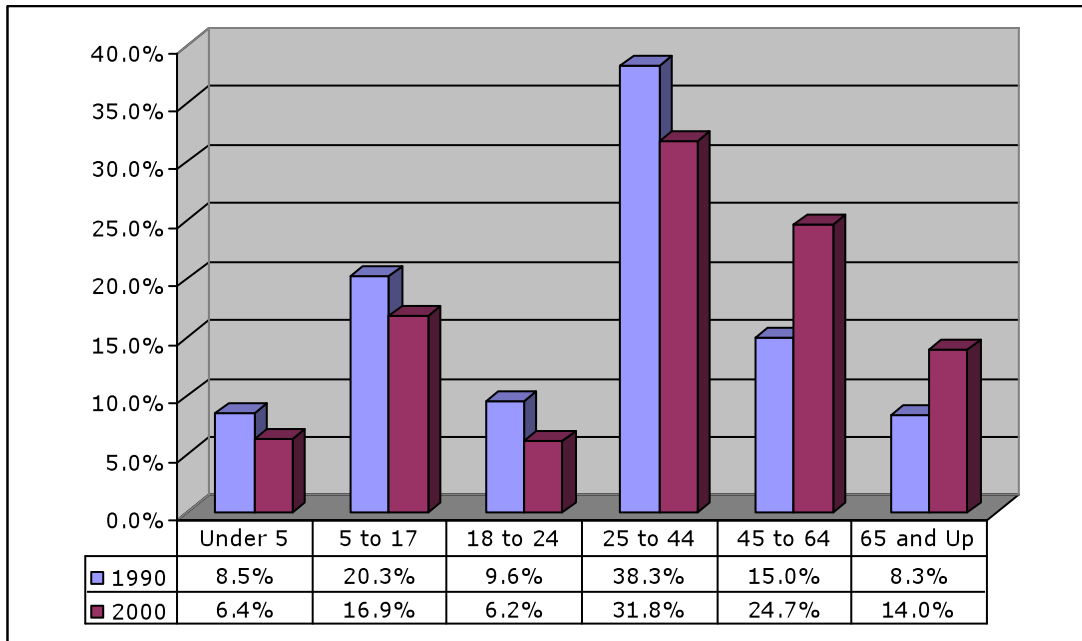
Reflective of the city's relatively high median age, the proportion of residents aged 45 ~~and up to 64~~ increased ~~sharply between 2000 and 2010~~, while the proportion of residents ~~under 45~~ 25 to 44 years of age declined ~~between 1990 and 2000~~ (Figure (Chart 4.2-1)). This may be indicative of home and rental prices in Carlsbad outpacing the affordability price range for younger residents and families. Specifically, the proportion of young adults (18-24 years) declined 3.4 percentage points. This age group is comprised of those who tend to be in school or just starting their careers. The proportion of the 25-44 age group declined 6.5 percentage points. This latter group tends to consist of young families with children.

Chart 4.2-1: Age Distribution: 2000 to 2010



Source: U.S. Census, 2000 and 2010

Figure 2-1
Age Distribution: 1990 and 2000



Source: Census, 1990 and 2000

Race and Ethnicity

Carlsbad did not experience significant substantial race/ethnicity changes from 1990 to between 2000- and 2010. In 1990, 81.7% percent of Carlsbad residents were White and, 13.8 percent were Hispanic/Latino, and seven percent Asian, Black/African American, and other races/ethnicities comprised just a small portion one and 3 percent of the population, respectively (Table 4.2-3).

Table 2-3
Race/Ethnicity: 1990 and 2000

Race/Ethnicity	1990		2000	
	#	%	#	%
White	51,555	81.7%	63,013	80.5%
Hispanic/Latino	8,700	13.8%	9,170	11.7%
Asian/Pacific Islander	1,916	3.0%	3,472	4.4%
Black/African American	702	1.1%	691	0.9%
Other	253	0.4%	1,970	2.5%
Source: Census, 1990 and 2000.				

Table 4.2-3: Race/Ethnicity: 2000 and 2010

Race/Ethnicity	2000		2010	
	#	%	#	%
White	63,013	81%	78,879	75%
Hispanic/Latino	9,170	12%	13,988	13%
Asian/Pacific Islander	3,403	4%	7,518	7%
Black/African American	691	<1%	1,232	1%
Other	1,769	2%	3,440	3%

Note: Total percentage may not sum to 100% due to rounding.

Source: U.S. Census, 2000 and 2010.

The proportion of City residents in 2000 who classified themselves as White decreased slightly, as did the proportions of Hispanic/Latinos and Black/African American residents. The proportion of Asian/Pacific Islanders and those of other races increased slightly (4.4 percent and 2.5 percent, respectively). As of 2000, Carlsbad had the lowest proportion of non-white residents among its neighbors (Table 2-4).

Table 2-4 Racial Composition: 2000					
City	White	Hispanic/ Latino	Asian/ Pacific Islander	Black/ African American	Other
Carlsbad	80.5%	11.7%	4.4%	0.9%	2.5%
Encinitas	79.0%	14.8%	3.2%	0.5%	2.5%
Esccondido	51.8%	38.7%	4.5%	2.0%	3.0%
Oceanside	53.6%	30.2%	6.5%	5.9%	3.8%
Poway	77.2%	10.4%	7.6%	1.6%	3.2%
San Marcos	53.9%	36.9%	4.8%	1.9%	2.5%
Vista	49.9%	38.9%	4.2%	3.9%	3.1%
San Diego County	55.0%	26.7%	9.1%	5.5%	3.7%
Source: Census, 2000.					

B.4.2.2 Employment Characteristics

Employment has an important impact on housing needs. Incomes associated with different jobs and the number of workers in a household determines the type and size of housing a household can afford. In some cases, the types of the jobs themselves can affect housing needs and demand (such as in communities with military installations, college campuses, and large amounts of seasonal agriculture). Employment growth typically leads to strong housing demand, while the reverse is true when employment contracts.

Occupation and Wage Scale

As of ~~2000~~2010, the two largest occupational categories for city residents were Managerial/Professional and Sales/Office occupations (Table ~~4.2-45~~). These categories accounted for more than ~~77~~79 percent of occupations held by Carlsbad residents, ~~while these occupations comprised less than 65 and approximately 66~~ percent of jobs held countywide by all San Diego County employed residents.

Table 4.2-4: Employment Profile for Carlsbad Employed Residents				
Occupations of Employed Residents	Carlsbad		San Diego County	
	#	%	#	%
Managerial/Professional	24,884	52%	535,856	40%
Sales/Office	12,895	27%	344,204	26%
Service	5,697	12%	248,772	18%
Production/Transportation/Material Moving	2,219	5%	108,154	8%
Construction/Extraction/Maintenance	2,409	5%	111,091	8%
Total¹	48,104	100%	1,348,077	100%

¹ Civilian population 16 years and over. Total percentage may not sum to 100% due to rounding.
Source: American Community Survey 2006-2010 Five-Year Estimates.

Table 2-5 Employment Profile				
Occupations of Residents	Carlsbad		San Diego County	
	#	%	#	%
Managerial/Professional	19,079	49.2%	467,386	37.7%
Sales/Office	10,830	27.9%	337,603	27.2%
Service	4,544	11.7%	199,384	16.1%
Production/Transportation/Material Moving	2,052	5.3%	122,933	9.9%
Construction/Extraction/Maintenance	2,157	5.6%	107,450	8.7%
Farming/Forestry/Fishing	101	<1%	6,502	<1%
Total¹	38,763	100%	1,241,258	100%
Source: Census, 2000.				
Note 1: Civilian population 16 years and over.				

Management occupations are the highest paid occupations in the San Diego region, while food preparation, service-related, and cleanup and maintenance are the lowest paid (Table 4.2-5). The high proportion of Managerial/Professional occupations accounts for Carlsbad's relatively high median household income.

Table 2-64.2-5: Average YearlyAnnual Salary by Occupation San Diego County MSA, 2004	
Occupations	Average Salary
Management	\$94,344 <u>\$113,870</u>
Legal	\$90,511 <u>\$107,196</u>
Computer and Mathematical	\$69,224
Healthcare Practitioners and Technical	\$86,425
Architecture and Engineering	\$66,630 <u>\$81,433</u>
Healthcare Practitioners and Technical	\$63,433
Computer and Mathematical	\$79,899
Life, Physical and Social Science	\$58,929 <u>\$72,840</u>
Business and Financial Operations	\$54,657 <u>\$70,103</u>
Arts, Design, Entertainment, Sports and Media	\$46,837
Education, Training and Library	\$46,072 <u>\$60,482</u>
Arts, Design, Entertainment, Sports and Media	\$55,851
Construction and Extraction	\$40,286 <u>\$50,274</u>
Community and Social Service	\$48,969
Protective Service	\$40,023
Median¹	\$39,149 <u>\$48,448</u>
Protective Service	\$47,927
Installation, Maintenance and Repair	\$39,126 <u>\$45,364</u>
Community and Social Service	\$38,883
Sales	\$34,541 <u>\$37,650</u>
Office and Administrative Support	\$30,000 <u>\$36,264</u>
Production	\$25,884 <u>\$33,600</u>
Transportation and Material Moving	\$25,884 <u>\$31,976</u>
Healthcare Support	\$25,656 <u>\$30,481</u>
Farming, Fishing and Forestry	\$27,777
Building Grounds Cleanup and Maintenance	\$26,359
Personal Care and Service	\$22,275 <u>\$26,030</u>
Building Grounds Cleanup and Maintenance	\$21,853
Farming, Fishing and Forestry	\$21,108
Food Preparation and Serving Related	\$18,270 <u>\$22,211</u>
¹ Median of salaries reported by EDD.	
Source: State Employment Development Department (EDD), 2004-2010	

Nonresidential Development Employment Trends

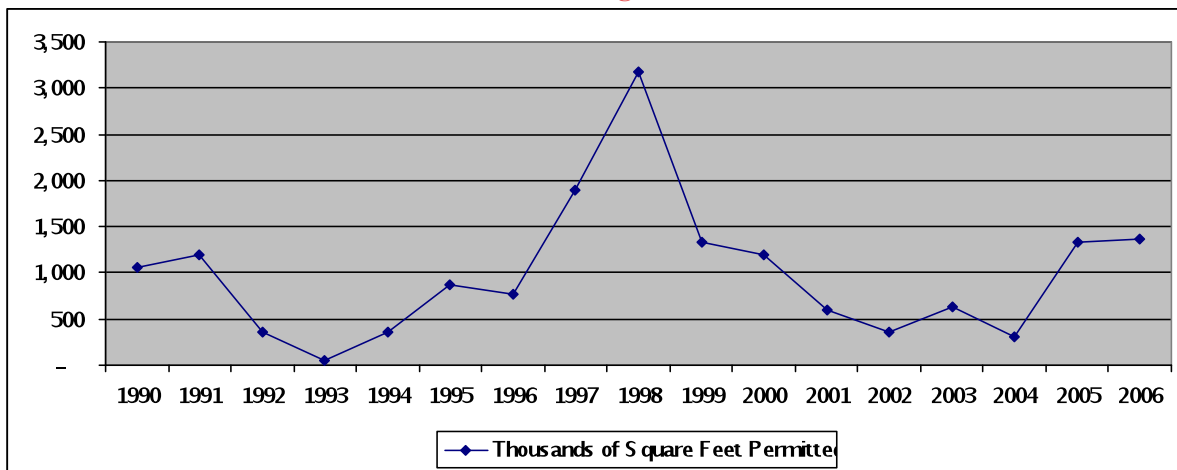
Historical nonresidential development trends in Carlsbad have closely mirrored fluctuations in the national and statewide economies. Still suffering the effects of the national recession, the amount of permitted nonresidential building square footage in Carlsbad was at its lowest point in the early 1990s (Figure 2-2). With the stabilization and expansion of the economy in the mid- to late 1990s, nonresidential development also expanded; however, permitted commercial and industrial building square footage dropped significantly ahead of the 2000 recession and remained at a relatively low level until 2005, when industrial activity again began to increase.

SANDAG has projected that Carlsbad's employment base will grow by over 8,300 jobs between 2008 and 2020. Table 4.2-6 provides SANDAG's employment projections for Carlsbad and the San Diego region (county-level). These data show that Carlsbad's share of regional employment growth would be 5 percent; in 2008, Carlsbad had an estimated 62,000 jobs, or over 4 percent of the county total.

Table 4.2-6: Employment Projections				
			Change (2008-2020)	
Jurisdiction	2008	2020	#	%
San Diego Region	1,411,800	1,515,300	103,500	7%
City of Carlsbad	62,000	70,300	8,300	13%

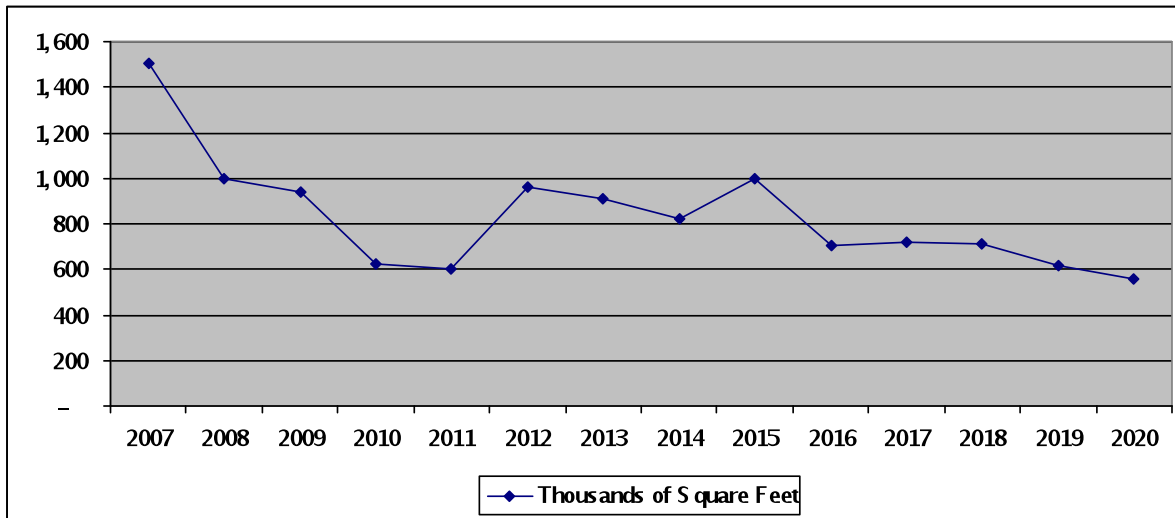
Source: SANDAG 2050 Regional Growth Forecast

Figure 2-2
Permitted Nonresidential Square Footage
1990 through 2006



With the economic recovery since 2000, the City has several nonresidential development projects under construction as shown in the figure above and in Figure 2-3. Because nonresidential development is highly sensitive to economic fluctuations, predicting development long-term is problematic. Nevertheless, the City's land inventory is finite and according to the City's General Plan, the City's nonresidential land will be largely built out by 2020. In the near term (through 2010–2015), the City anticipates a significant spike in nonresidential development. The housing demand associated with employment growth is also expected to increase.

Figure 2-3
Projected Nonresidential Square Footage
2007 through 2020



C.4.2.3 Household Characteristics and Special Needs Groups

Household Type

The U.S. Census defines a household as all persons who occupy a housing unit, which may include single persons living alone, families related through marriage or blood, and unrelated individuals living together. ~~Persons living in retirement or convalescent homes, dormitories, or other group living situations are not considered households.~~ Information on household characteristics is important to understanding the growth and changing needs of a community. A family-oriented community may need large housing units, while a community with many single or elderly households may need smaller units with fewer bedrooms.

As shown in Table 4.2-7, roughly 2429 percent of the city's households in 20002010 were married families without children, 25 percent were ~~comprised of~~ married families with children, 30 percent were ~~families without children~~, 1213 percent were other families, and 3432 percent were non-family households. Among the non-family households, almost ~~three-quarters~~half were single-households and ~~almost one-quarter~~third were elderly living alone. ~~As a result, In fact, senior households saw the highest growth rate among households: growing by 46 percent between 2000 and 2010.~~ The city had a relatively low average household size of 2.4653 in 2000 (~~declined~~2010, increased slightly from 2.4746 in 1990. 2000. Countywide, the average household size was 2.73slightly larger, at 2.75 in 2000.2010.

Table 4.2-7: Household Characteristics

Household Type	2000		2010		% Change (2000-2010)
	#	%	#	%	
Households	31,410	100%	41,345	100%	32%
Family Households	21,067	67%	27,968	68%	33%
Married With Children	7,596	24%	10,538	25%	39%
Married No Children	9,374	30%	12,119	29%	29%
Other Families	4,097	13%	5,311	13%	30%
Non-Family Households	10,343	33%	13,377	32%	29%
Singles	5,134	16%	6,090	15%	19%
Singles 65+	2,596	8%	3,800	9%	46%
Other	2,613	8%	3,487	8%	33%
Average Household Size	2.46		2.53		3%

Source: U.S. Census, 2000 and 2010.

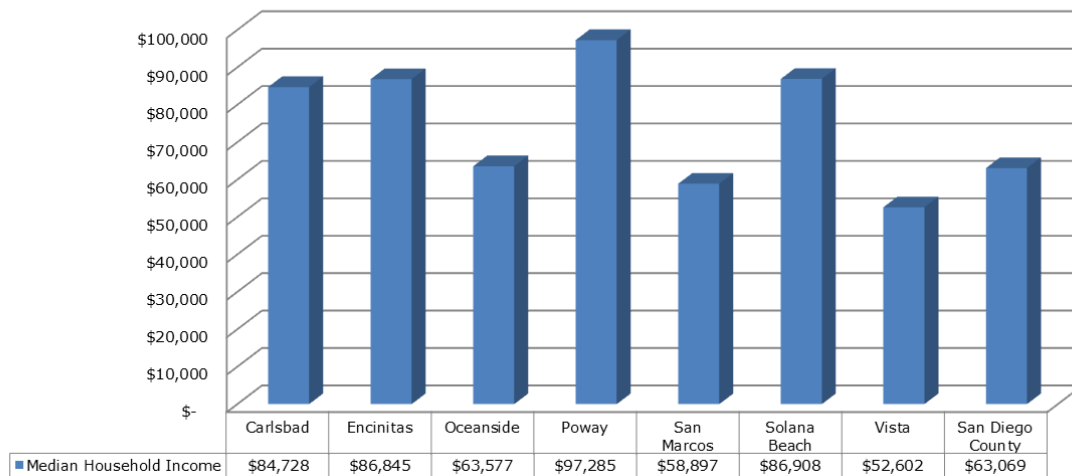
Table 2-7
Household Characteristics

Household Type	1990		2000		% Change
	#	%	#	%	
Households	24,995	100.0%	31,521	100.0%	—
Family Households	16,797	67.2%	20,894	66.2%	-1%
— Married With Children	5,788	23.2%	7,562	23.9%	+1%
— Married No Children	8,127	32.5%	9,567	30.4%	-3%
— Other Families	2,892	11.6%	3,765	11.9%	—
Non-Family Households	8,198	32.8%	10,627	33.7%	+1%
— Singles	5,807	23.2%	7,830	24.8%	+2%
— Singles 65+	1,884	7.6%	2,575	8.2%	—
Average Household Size	2.47		2.46		-<1%

Source: Census, 1990 and 2000.

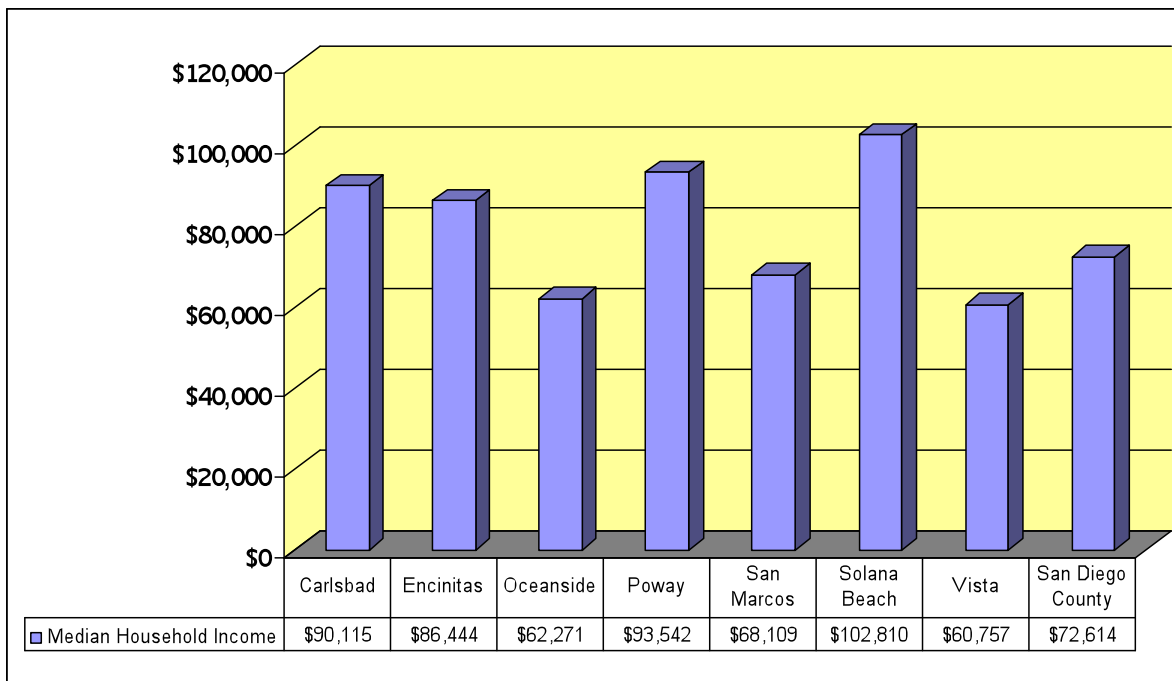
Household Income

Income is the most important factor affecting housing opportunities, determining the ability of households to balance housing costs with other basic necessities. ~~SANDAG estimates as of 2007 show~~ The 2006-2010 American Community Survey (ACS) Five-Year Estimates reported that the median household income in Carlsbad in 2006 was \$84,728^{90,115}. ~~Among the surrounding~~ Compared to neighboring jurisdictions, this median income was ~~only~~ lower than that for ~~the surrounding~~ Solana Beach, Encinitas and Poway and higher than that for ~~Encinitas~~, Oceanside, San Marcos, Vista, and San Diego County ~~as a whole, and Vista~~ (Figure Chart 4.2-42).

Chart 4.2-2: Median Household Income: 2006-2010

Source: ACS 2006-2010 Five-Year Estimates

Figure 2-4
Estimated Median Household Income: 2006



Source: SANDAG, 2007.

For purposes of the Housing Element and other state housing programs, the [California](#) Department of Housing and Community Development (HCD) has established five income categories based on Area Median Income (AMI) of a Metropolitan Statistical Area (MSA). The AMI, which is different than the estimated median household incomes shown in [Figure-Chart 4.2-42](#), is applicable to all jurisdictions in San Diego County and changes with the cost of living. For 2006, the AMI for San Diego County is

\$6475,900 (2012), and ~~— compared to \$63,400 in 2005.~~ The five income categories based on the AMI are:

- Extremely Low Income (0-30~~-percent%~~ AMI)
- Very Low Income (31-50~~-percent%~~ AMI)
- Low Income (51-80~~-percent%~~ AMI)
- Moderate Income (81-120~~-percent%~~ AMI)
- Above Moderate Income (>120~~-percent%~~ AMI)

According to the Comprehensive Housing Affordability Strategy (CHAS) data prepared ~~by the Census Bureau for the U.S. Department of Housing and Urban Development (HUD) by the Census Bureau,~~ ~~12.7~~in 2008, 6 percent of Carlsbad households earned ~~veryextremely~~ low incomes ~~and 12.4,~~ 8 percent of households earned very low incomes, and 13 percent earned low incomes (Table 4.2-8). Lower ~~(extremely low, very low, and low)~~ income households were fairly evenly split between owner- and renter-households~~—, with slightly more renters.~~ However, the majority of ~~moderate and~~ above moderate income households were owner-households.

The Housing Element must project housing needs for extremely low income households as a portion of the very low income household RHNA target. For Carlsbad, approximately 2,440 (43%) extremely low income households and 3,275 (57%) very low income households were identified in the CHAS. This suggests that of Carlsbad’s RHNA share of 912 very low income households, at least 389 units (43%) should be available for extremely low income and up to 523 units (57%) for very low income households.

Table 4.2-8: Households by Tenure and Household Type: 2008				
	<u>Owner</u>	<u>Renter</u>	<u>Total</u>	<u>% of Total</u>
<u>Extremely Low Income</u>	<u>955</u>	<u>1,485</u>	<u>2,440</u>	<u>6%</u>
<u>Very Low Income</u>	<u>1,375</u>	<u>1,900</u>	<u>3,275</u>	<u>8%</u>
<u>Low Income</u>	<u>2,785</u>	<u>2,125</u>	<u>4,910</u>	<u>13%</u>
<u>Moderate Income</u>	<u>1,585</u>	<u>1,580</u>	<u>3,165</u>	<u>8%</u>
<u>Above Moderate Income</u>	<u>19,520</u>	<u>5,340</u>	<u>24,860</u>	<u>64%</u>
<u>Total</u>	<u>26,220</u>	<u>12,430</u>	<u>38,650</u>	<u>100%</u>

Source: Comprehensive Housing Affordability Strategy (CHAS), HUD, January 2008.

Table 2-8
Household Income by Tenure and Household Type: 2000

~~Note: — Data based on sample Census data (Summary File 3) and therefore total household figures may differ from the 100% count (Summary File 1).~~

~~Source: Comprehensive Housing Affordability Strategy (CHAS), HUD, January 2006.~~

Special Needs Households

Certain groups have greater difficulty finding decent, affordable housing due to special circumstances. Special circumstances may be related to one’s income, family characteristics, and disability status among others. In Carlsbad, persons and families with special needs include seniors, persons with disabilities, large households, single-parent families, homeless, farmworkers, students, and military personnel. Table 4.2-9 summarizes the presence of special needs groups in the city and the following discussion summarizes their housing needs.

Table 2-94.2-9: Special Needs Groups in Carlsbad

Special Needs Groups	Number	Percent% of Total Population
Seniors ⁽⁴⁾	10,980 14,798	14.0%
Disabled Persons ⁽²⁾	9,913 6,507	12.7%
Large Households ⁽³⁾	2,372 2,375	7.5%
Single Parent Households ⁽³⁾	2,330 5,311	7.41%
Homeless Persons ⁽⁴⁾	245 110	<1%
Farmworkers⁽⁵⁾ Agriculture, Forestry, Fishing and Hunting and Mining Workers ¹	401 236	<1%
Students ⁽⁶⁾²	5,100 6,536	25.3%
Military ⁽⁵⁾¹	585 1,146	4.2%
Source: Census, 2000; and Regional Task Force on the Homeless, 2004. 1. Percentage of population in 2000. 2. Percentage of population in 2000. 3. Percentage of households in 2000. 4. Percentage of population in 2004. 1.5. Percent of employed workforce 16 years & older in 2010 2000. 2.6. Percent of population 3 years & older enrolled in college or graduate school from 2006-2010 . Source: U.S. Census, 2010; Regional Task Force on the Homeless, 2012; 2006-2010 American Community Survey 5-year Estimates		

Senior Households

Senior households have special housing needs due to three concerns – income, health care costs, and disabilities. According to the Census, ~~10,980~~ and the CHAS study, 14,798 seniors (aged 65 and up) resided in the city in ~~2000~~2010 and ~~6,707~~5,270 households were headed by seniors. Among the senior-headed households, ~~82.487~~ percent were owners and ~~17.613~~ percent were renters. The ~~Census 2006-2010 ACS~~ reported that seniors ~~between 65 and 74~~over earned a median income of \$~~45,708~~53,525, while the (nearly two-thirds of the citywide median income of seniors over age 74 was \$36,348. Nearly 30). In addition, approximately 20 percent of the senior population also experiences one or more disabilities, which affects housing needs and potential costs.

Carlsbad is a popular retirement community, which includes facilities that provide assisted living, nursing and special care, and general services to seniors. As of ~~September 2004~~November 2012, Carlsbad had ~~1,533~~2,251 beds within ~~2530~~ licensed senior residential care facilities, according to the California Department of Social Services, Community Care Licensing Division. Almost ~~9495~~ percent of these beds were provided in ~~911~~ complexes ~~with having~~ more than ~~6six~~ beds, including three continuing care retirement communities (CCRC).

The largest of these communities is La Costa Glen (1,328 beds), which opened in 2003 and completed construction of its final phase in 2008. ActivCare at Bressi Ranch, an 80-bed facility specializing in Alzheimer's and dementia care, opened in late 2011. A planned fourth CCRC – Dos Colinas – was approved by the City Council in January 2012. When constructed, Dos Colinas will provide living and support services to more than 300 seniors.

In 1999, the city purchased Tyler Court, a 75-unit apartment complex that provides affordable housing for ~~lower income seniors~~very low and extremely low-income seniors. In 2011, the city provided funding for the Tavarua Senior Apartments, a 50-unit project that provides housing to low and very low-income seniors. Construction was completed in spring 2013.

Persons with Disabilities

Disabled persons have special housing needs because of their often fixed and limited income, lack of accessible and affordable housing, and the medical costs associated with their disabilities. The Census defines a “disability” as “a long-lasting physical, mental, or emotional condition. This condition can make it difficult for a person to do activities such as walking, climbing stairs, dressing, bathing, learning, or remembering. This condition can also impede a person from being able to go outside the home alone or to work at a job or business.”

According to the ~~Census, 9,913~~ 2008-2010 ACS, 6,507 persons with one or more ~~disabilities~~ disability resided in Carlsbad in ~~2000~~ 2010, representing ~~12.7~~ more than 6 percent of the city’s residents over five years of age. Of the population with disabilities, ~~3,208 (32.4 percent)~~ 2,873 (44%) were seniors. Individuals with cognitive, ambulatory, or independent living difficulties represented the most common disabilities, as reported in Table 4.2-10.

For those of working age, disabilities can also restrict the type of work performed and income earned. ~~As a result, nearly 9 percent of persons with disabilities in Carlsbad earned incomes below the poverty level in 1999.⁺ Among the reported disabilities, the most common were disabilities that prevented residents from working (26.8 percent), with physical disabilities being the second most prevalent disability tallied (21.2 percent). In fact, according to the 2008-2010 ACS, 55 percent of individuals over 16 with a reported disability were not in the labor force; 37 percent were employed; and 8 percent were unemployed (i.e., looking for work).~~

Table 4.2-10: Individuals with Disabilities in Carlsbad				
	<u>Youth</u> <u>(Age 5 - 17)</u>	<u>Adults</u> <u>(Age 18 - 64)</u>	<u>Seniors</u> <u>(Age 65+)</u>	<u>Total</u>
<u>Individuals Reporting One or More Disabilities:</u>	<u>269</u>	<u>3,365</u>	<u>2,873</u>	<u>6,507</u>
<u>With hearing difficulty</u>	<u>142</u>	<u>620</u>	<u>1,404</u>	<u>2,166</u>
<u>With vision difficulty</u>	<u>52</u>	<u>402</u>	<u>609</u>	<u>1,063</u>
<u>With cognitive difficulty</u>	<u>144</u>	<u>1,390</u>	<u>943</u>	<u>2,477</u>
<u>With ambulatory difficulty</u>	<u>142</u>	<u>1,220</u>	<u>1,512</u>	<u>2,874</u>
<u>With self-care difficulty</u>	<u>142</u>	<u>573</u>	<u>473</u>	<u>1,188</u>
<u>With independent living difficulty</u>	<u>N/A</u>	<u>1,286</u>	<u>1,388</u>	<u>2,674</u>

Note: Columns do not sum to total individuals row because individuals may report more than one disability.

Source: ACS, 2008-2010.

Persons with Developmental Disabilities

Chapter 507, Statutes of 2010 (SB 812) amended state housing element law to require the analysis of the disabled to include an evaluation of the special housing needs of persons with developmental disabilities. A developmental disability is defined as a disability that originates before an individual becomes 18 years old, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability. This definition includes mental retardation, cerebral palsy, epilepsy, and autism.

⁺ ~~The Census uses a set of money income thresholds that vary by family size and composition to detect who is poor. If the total income for a family or unrelated individual falls below the relevant poverty threshold, then the family or unrelated individual is classified as being "below the poverty level. For a family of four, the poverty threshold in 1999 for the 2000 Census was \$17,029.~~

The California Department of Developmental Services contracts with nonprofit regional centers to provide or coordinate services and support for individuals with developmental disabilities. In the San Diego region, the San Diego Regional Center provides a variety of services to persons with developmental disabilities and advocates for opportunities to maximize potential and to experience full inclusion in all areas of community life.

As of October 2012, the San Diego Regional Center served approximately 18,400 clients with developmental disabilities who live in San Diego. This includes 147 clients who live in Carlsbad; just over half of these individuals are children under the age of 18 who live with their parents. The remaining 69 clients are adults over the age of 18; just over half (55%) of these individuals live with their parents, while 24 live in their own apartments with “come-in support” and assistance and seven live in licensed group homes. Additional persons with developmental disabilities may reside in Carlsbad, but are not seeking assistance from the San Diego Regional Center.

While some developmentally disabled individuals can live and work independently within a conventional housing environment, more severely disabled individuals will require a group living environment with supervision. In general, the San Diego Regional Center (and its clients) prefer to house persons with developmental disabilities with family members. When that is not feasible, come-in support and licensed group apartments housing four to six persons (with individual bedrooms, but shared bathrooms and kitchen facilities) are preferred. This type of housing may be designed to look like a big house and is compatible with and appropriate for existing residential neighborhoods with good access to transit and services.

In 2008, the city provided Community Development Block Grant funds to TERI, Inc. for property acquisition for a residential care home for developmentally disabled adults. TERI operates two such homes in Carlsbad.

Incorporating ‘barrier-free’ design in all new multifamily housing (as required by California and Federal Fair Housing laws) is especially important to provide the widest range of choices for disabled residents. In 2011, the city adopted a reasonable accommodation ordinance to provide flexibility in development standards for housing for persons with disabilities.

The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person’s living situation as a child to an appropriate level of independence as an adult.

Large Households

Large households are defined as households with five or more ~~members~~ persons in the unit. Lower income ~~large households~~ comprise ~~are~~ a special needs group because of their need for larger units, which are often in limited supply and therefore command higher rents. In order to save for the necessities of food, clothing, and medical care, it is common for lower income large households to reside in smaller units, frequently resulting in overcrowding. ~~In 2000, 7.5 percent of Carlsbad households had five or more members. Of the 2,372 large households, 66.1 percent were owners and 33.9 percent were renters.~~

~~Although renter households had a smaller average household size compared to owner households (2.34 versus 2.51 persons per household), overcrowding disproportionately affected renter households according to the 2000 Census. Approximately ten percent of renter households lived in overcrowded housing units compared to one percent of owner households.~~

~~According to the 2006-2008 CHAS, 620 households were considered large households with lower income levels. This represents less than 2 percent of the city's total households—a small, but important special needs group to assist. Of these large households, 23 percent were owners and 77 percent were renters. Overcrowded living conditions in Carlsbad are due primarily to a lack of adequately sized rental housing units. In 2000, According to the 2006-2010 ACS, the city's housing stock included 18,299-25,549 units with three or more bedrooms. A three-bedroom unit is typically considered adequately sized for large households. Among these large units, 21,750-15,808 were owner-occupied and 3,799-2,493 were renter-occupied, suggesting that rental units may be competitive to attain. In addition to size and availability, affordability is another issue. As indicated in the later section, *Housing Costs and Affordability*, large households with lower incomes would have difficulty securing adequately sized and affordable housing units in Carlsbad.~~

Single-Parent Households

~~Carlsbad was home to 2,119-3,207 single-parent households with children under age 18 in 2000-2010. Of these, 1,572 (74 percent)-2,335 (73%) were female-headed families with children. Single-parent households, in particular female-headed families, often require special assistance such as accessible day care, health care, and other supportive services. Because of their low income and higher family expenses, 16.3 because they often have lower incomes. In fact, according to the 2010 ACS Five-Year Estimates, 24 percent of all single-parent households and 19.0 percent of female-headed households with children lived in poverty in 2000, during the previous year. This suggests a need for affordable units with adequate bedroom counts and potentially some on-site or nearby day care and other services.~~

Homeless

HUD defines a person as homeless if he/she is not imprisoned and:

- 1.) Lacks a fixed, regular, and adequate nighttime residence;
- 2.) The primary nighttime residence is a publicly or privately operated shelter designed for temporary living arrangements;
- 3.) The primary residence is an institution that provides a temporary residence for individuals that should otherwise be institutionalized; or
- 4.) The primary residence is a public or private place not designed for or ordinarily used as a regular sleeping accommodation.

Assessing a region's homeless population is difficult because of the transient nature of the population. San Diego County's leading authority on the region's homeless population is the Regional Task Force on the Homeless (RTFH, ~~Ine~~). Based on information provided by individual jurisdictions, the majority of the region's homeless is concentrated in the urban areas, but a sizeable number of homeless persons make their temporary residence in rural areas (Table 4.2-1011). Rural homeless tend to be individuals and migrant farmworkers and day laborers. The RTFH estimated 245-110 homeless persons in Carlsbad in 2012, including 172 farmworkers/day laborers. ~~Among the homeless, the majority (77 percent) were 62 unsheltered individuals (56 percent).~~

In the North San Diego County area, the majority of homeless persons congregate in the cities of Oceanside, Vista, and Escondido. This is reflected in the number of shelters and service agencies in those communities (Table 4.2-1211). ~~However~~In addition, several transitional housing facilities and service agencies are located in Carlsbad. With La Posada de Guadalupe anticipated to provide between 100 and 120 beds by the middle of 2013, the unsheltered need should be sufficiently accommodated in the city.

Table 4.2-11: Homeless Population by Jurisdiction: 2012

	<u>Unsheltered</u>	<u>Sheltered</u>			<u>Total</u>	<u>% Unsheltered</u>
		<u>Emergency Shelters</u>	<u>Transitional Housing</u>	<u>Safe Havens</u>		
<u>Carlsbad</u>	<u>62</u>	<u>48</u>	<u>0</u>	<u>0</u>	<u>110</u>	<u>56%</u>
<u>Encinitas</u>	<u>89</u>	<u>33</u>	<u>0</u>	<u>13</u>	<u>135</u>	<u>66%</u>
<u>Escondido</u>	<u>127</u>	<u>78</u>	<u>10</u>	<u>215</u>	<u>430</u>	<u>30%</u>
<u>Oceanside</u>	<u>219</u>	<u>72</u>	<u>0</u>	<u>195</u>	<u>486</u>	<u>45%</u>
<u>San Diego City</u>	<u>3,623</u>	<u>653</u>	<u>42</u>	<u>2,061</u>	<u>6,379</u>	<u>57%</u>
<u>San Marcos</u>	<u>37</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>37</u>	<u>100%</u>
<u>Solana Beach</u>	<u>15</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>15</u>	<u>100%</u>
<u>Vista</u>	<u>88</u>	<u>61</u>	<u>0</u>	<u>334</u>	<u>483</u>	<u>18%</u>
<u>San Diego County Unincorporated</u>	<u>181</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>181</u>	<u>100%</u>

Source: San Diego Regional Task Force on the Homeless, We All Count Point-In-Time Count, 2012.

Table 2-10
Homeless Population by Jurisdiction: 2004

	<u>Total Homeless</u>			<u>Total Unsheltered</u>			<u>Unsheltered*</u>
	<u>Urban</u>	<u>Farm Workers/ Day Laborers</u>	<u>Total</u>	<u>Urban</u>	<u>Farm Workers/ Day Laborers</u>	<u>Total</u>	
<u>Carlsbad</u>	<u>73</u>	<u>172</u>	<u>245</u>	<u>52</u>	<u>137</u>	<u>189</u>	<u>77.1%</u>
<u>Encinitas</u>	<u>59</u>	<u>125</u>	<u>184</u>	<u>24</u>	<u>125</u>	<u>149</u>	<u>80.9%</u>
<u>Escondido</u>	<u>762</u>	<u>250</u>	<u>1,012</u>	<u>228</u>	<u>250</u>	<u>478</u>	<u>47.2%</u>
<u>Oceanside</u>	<u>788</u>	<u>310</u>	<u>1,098</u>	<u>566</u>	<u>310</u>	<u>876</u>	<u>79.8%</u>
<u>San Marcos</u>	<u>30</u>	<u>175</u>	<u>205</u>	<u>30</u>	<u>175</u>	<u>205</u>	<u>100.0%</u>
<u>San Diego City</u>	<u>4,258</u>	<u>200</u>	<u>4,458</u>	<u>2,239</u>	<u>200</u>	<u>2,439</u>	<u>54.7%</u>
<u>Solana Beach</u>	<u>17</u>	<u>0</u>	<u>17</u>	<u>17</u>	<u>0</u>	<u>17</u>	<u>100.0%</u>
<u>Vista</u>	<u>334</u>	<u>0</u>	<u>334</u>	<u>44</u>	<u>0</u>	<u>44</u>	<u>13.2%</u>
<u>San Diego County</u>	<u>7,323</u>	<u>2,344</u>	<u>9,667</u>	<u>3,901</u>	<u>2,309</u>	<u>6,210</u>	<u>64.2%</u>

Source: San Diego Regional Task Force on the Homeless, 2004

Note:

*Based upon the number of shelter beds available each night.

Table 4.2-12: Homeless Shelters and Services, North San Diego County

<u>Name</u>	<u>Agency</u>	<u>Target Population</u>	<u>Special Needs</u>	<u>Location</u>	<u># Beds¹</u>
<i>Emergency Shelters</i>					
<u>Good Samaritan Shelter</u>	<u>Brother Benno's Foundation</u>	<u>Adult men</u>	<u>Employment- related</u>	<u>Oceanside</u>	<u>30</u>
<u>House of Martha and Mary</u>	<u>Brother Benno's Foundation</u>	<u>Women, women w/ children</u>	<u>Homeless</u>	<u>Oceanside</u>	<u>6</u>

Table ~~2-11~~ 4.2-12: Homeless Shelters and Services, North San Diego County

Name	Agency	Target Population	Special Needs	Location	# Beds ¹
Libre!	Community Resource Center	Women, women w/ children	Domestic violence	Encinitas	11
North County Detox	M.I.T.E.	Adults	Substance abuse	Oceanside	n.a.
Turning Point Crisis Center	Community Research Fund	Adults	Severely mentally ill	Oceanside	n.a.
Women's Resource Center	Women's Resource Center	Women, women w/ children	Domestic violence	Oceanside	26
<i>Transitional Shelters</i>					
Brother Benno's Recovery	Brother Benno's Foundation	Adult men	Homeless	Oceanside	n.a.
House of Dorothy	Brother Benno's Foundation	Women	Substance abuse	Oceanside	6
Casa Raphael	Alpha Project for the Homeless	Adult men	Homeless	Vista	n.a.
Centro	Community Housing of N.C.	Families	Homeless	Vista	n.a.
Family Recovery Center	E.Y.E.	Women w/ children	Substance abuse	Oceanside	90
Hogar H	Community Housing of N.C.	Families	Farm and/or day laborers	Carlsbad/ Oceanside/ Vista	n.a.
House of James and John	Brother Benno's Foundation	Adult men	Homeless	Oceanside	n.a.
Solutions Intake and Access Center	North County Solutions for Change	Family homeless	Homeless	Vista	32²
La Posada de Guadalupe	Catholic Charities	Adult men	Homeless	Carlsbad	50/ 75 120 ²³
Oz North Coast	Y.M.C.A.	Homeless youth	Homeless	Oceanside	n.a.
Transition House	Women's Resource Center	Families	Homeless	Oceanside	17
Transitional House	E.Y.E.	Families	Homeless	Oceanside	25
Transitional House Program	Community Resource Center	Families	Homeless	Encinitas	12
Tremont Street	Community Housing of N.C.	Homeless	HIV/AIDS	Oceanside	n.a.
<i>Day Shelters</i>					
Brother Benno's Center	Brother Benno's Foundation	General	Homeless	Oceanside	--
N.C. Regional Recovery Center	M.I.T.E.	General	SMI and substance abuse	Oceanside	--
N.C. Safe Havens Project	Episcopal Comm. Services	Adults	SMI and substance abuse	Oceanside	--
Options – Day Treatment	E.Y.E.	Families	Substance abuse	Oceanside	--
<i>Social Services</i>					
Case Management Agency	North Coastal Service Center	General	Homeless	Oceanside	--

Table ~~2-11~~ 4.2-12: Homeless Shelters and Services, North San Diego County

Name	Agency	Target Population	Special Needs	Location	# Beds ¹
Infoline	United Way	General	Homeless	North County	--
Lifeline	Lifeline Community Services	General	Homeless	Vista	--
Oceanside Family Services	Salvation Army	General	Homeless	Oceanside	--
Social Services	Community Resources Center	General	Homeless	Carlsbad/Encinitas	--
Total Beds					300-320
n.a. = Not Available					
¹ Based upon the number of shelter beds available each night.					
² <u>This facility is operated as part of North County Solutions for Change (NCSFC) 1000-day Solutions University program. Families entering the program are transitioned to campus-style apartment housing (32 units) for up to 500 days, where services, counseling and training are providing. Once families successfully complete this portion of the program, they become eligible to move to off-campus affordable housing during the second half of the program. Currently, NCSFC owns and manages approximately 40 units throughout North County, and has recently acquired another 48 units to expand their program.</u>					
²³ <u>Number of shelter beds increases from 50 to 75 during winter months. In 2011, Catholic Charities received funding and permission from the city to rebuild and expand the existing facility to provide up to 120 beds for farmworkers and general homeless men. Construction is underway and is expected to be completed by July 2013.</u>					
Source: <i>San Diego Regional Task Force on the Homeless, 2004; and City of Carlsbad, 2004.</i>					

Farmworkers

~~According to the San Diego County Department of Agriculture, Carlsbad had approximately 504 acres of land in agricultural use in 2004. This information is based on a list of active farm areas for which a pesticide permit was issued.~~

~~The U.S. Department of Health and Human Services determined that there were 19,719 farmworkers in San Diego County in 2000, of which 46 percent were migrant farmworkers and 54 percent were seasonal laborers.² No comparable statistics were available for the City of Carlsbad. Analysis conducted in 2008 during the Envision Carlsbad process identified 935 acres of agricultural land in Carlsbad (including active or fallow). According to California Regional Economies Employment data for 2010, 9,629 persons were employed in agriculture (including forestry, fishing, and hunting) in San Diego County, earning average annual wages of \$28,799, substantially lower than the median income of the county (\$75,900) (this data compares individual income versus household income and does not necessarily constitute the agricultural worker's entire income).~~

~~According to the Census, only 101,236 persons who lived in Carlsbad were employed in the farming, forestry, and fishing occupations in 2000-2010. However, the Census likely underestimated the true number of farm-workers in Carlsbad due to the seasonal nature of the employment, the use of migrant laborers, and the significant level of under-reporting among undocumented persons. As shown in Table 2-10, 172In 2010, 89 of the city's homeless persons in 2004 were either farmworkers or day laborers and~~

² ~~"Migrant and Seasonal Farmworker Enumeration Profiles Study - California." Bureau of Primary Health Care, Health Resources and Services Administration, Department of Health and Human Services, 2000.~~

~~137, further underscoring the needs of these farmworkers who were unsheltered~~this group of residents/workers.

~~Although there is little consensus on the number of farmworkers working or living in Carlsbad, farm workers are indeed a special need group due to their extremely low incomes. According to the California Economic Development Department, persons employed in farming, forestry, and fishing occupations in San Diego County earned approximately \$20,994 in 2004. Specifically, farmworkers and laborers earned approximately \$18,898, much lower than the median income in the County.~~

~~In December 2003, the Carlsbad City Council unanimously approved concept plans for a 64-bed temporary farm worker shelter on agricultural land, part of which was within SDG&E right-of-way. However, SDG&E ultimately denied use of their land for the project.~~

In 2008, the City Council approved \$2 million in funding to rebuild and expand the city's existing homeless/farm-worker shelter, La Posada de Guadalupe. The Reconstruction of the shelter is now underway. When completed in July 2013, the expansion would will provide 50 to 72 beds specifically for farm-workers in addition to the 50 beds the shelter now provides for other homeless persons (which may include farmworkers). More information about this project and the funding may be found in Section 4.3 B-2, Financial Resources.

Students

Typically, students have low incomes and therefore can be impacted by a lack of affordable housing, which can often lead to overcrowding within this special needs group. Carlsbad is located in proximity to California State University at San Marcos, Mira Costa Community College, and Palomar Community College. In addition, the University of California at San Diego is located approximately 20 miles to the south, and the private University of San Diego, as well as the region's largest university, San Diego State University, are located within a 30-minute drive from Carlsbad. ~~In 2010, As a result, slightly over~~approximately 24 percent of Carlsbad residents were enrolled in a college or graduate school ~~in 2000~~.

Military

The U.S. Marine Corps Camp Pendleton is located within five miles north of Carlsbad, adjacent to the city of Oceanside. As a result, there is demand for housing for military personnel within ~~the~~ Carlsbad. This demand has two components: active military personnel seeking housing near the base, and retired military remaining near the base after serving. Most enlisted military individuals earn incomes at the lower range of the military pay scale and need affordable housing options. As of July, ~~2004~~ 2010 Camp Pendleton had approximately ~~6,540~~ 7,300 housing units on base, ~~with an additional 400 units under construction.~~ However, the waiting list for on-base housing ~~ranges from one month~~ can take up to 18 months, depending on rank, the number of bedrooms requested and various other factors.³

In ~~2000~~ 2010, the Census reported that ~~585~~ 1,146 active duty military personnel ~~lived~~ ing in Carlsbad. Although proximity to the base makes Carlsbad a desirable place to reside for all military ranks, high housing costs may explain the relatively low number of military personnel residing in the city.

³ — Marinelli, Lisa. 2004. "Military Housing at a Glance." San Diego Union-Tribune, July 25, 2004. Retrieved on October 9, 2004 from http://www.signonsandiego.com/uniontrib/20040725/news_1hs25milside.html

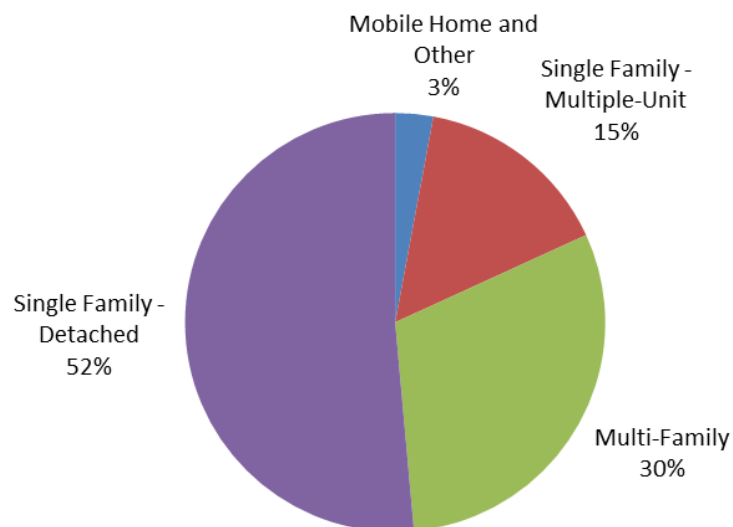
D.4.2.4 Housing Characteristics

Housing Type

According to SANDAG and the California Department of Finance Census, Carlsbad had 40,307 housing units as of January 1, 2005-2010. Among these units, as indicated in Chart 4.2-3, the large majority (68.4 two-thirds (67 percent) were single-family, with 54.4 including 52 percent consisting of single-family detached units and 14.3 15 percent single-family attached units; (Figure 2-5). Multi-family dwelling units comprised 28.5 30 percent of the city's housing stock in 2005 2010 and the remaining 3.2 percent were mobile homes.

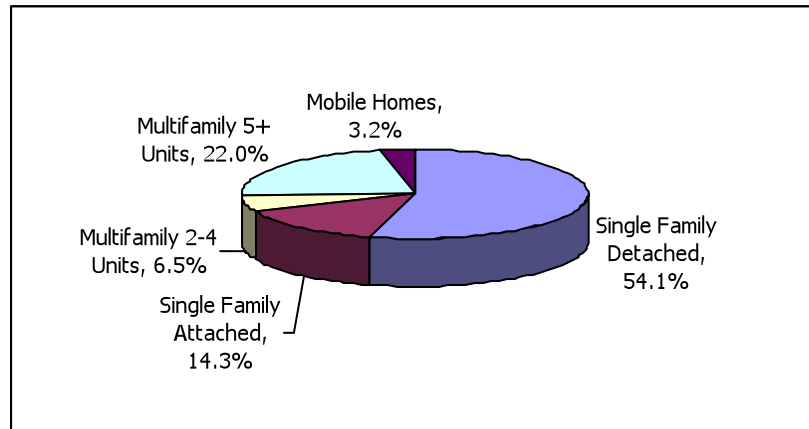
Between 1990 2000 and 2005 2010, the housing stock in Carlsbad increased 48 31 percent. Much of that increase was due to the significant increase in single multi-family detached units. Since 1990 2000, the proportion of single-family dwelling units (detached and attached) and mobile homes in the city increased decreased but the proportion of multi-family units and mobile homes decreased increased (Table 4.2-13 12), suggesting a trend toward more compact development and opportunities for more affordable housing.

Chart 4.2-3: Housing Types: 2010



Source: SANDAG, 2010.

**Figure 2-5
Housing Types: 2005**



Source: Department of Finance, 2005.

Table 4.2-13: Housing Unit Type: 2000 and 2010

Housing Unit Type	2000		2010	
	#	% Share	#	% Share
Single Family Detached	17,824	53%	22,847	52%
Single Family Attached	5,728	17%	6,765	15%
Multifamily	8,937	26%	13,511	30%
Mobile Homes/Other	1,309	4%	1,299	3%
Total	33,798	100%	44,422	100%

Source: SANDAG, U.S. Census, 2000 and 2010

**Table 2-12
Housing Unit Type: 1990 and 2005**

Housing Unit Type	1990		2005	
	#	%	#	%
Single Family Detached	12,318	45.2%	21,794	54.1%
Single Family Attached	5,165	18.9%	5,766	14.3%
Multifamily 2-4 units	1,643	6.0%	2,604	6.5%
Multifamily 5+ units	6,593	24.2%	8,852	22.0%
Mobile Homes/Other	1,516	5.6%	1,291	3.2%
Total	27,235	100.0%	40,307	100.0%

Source: Census, 1990; and Department of Finance, 2005.

Housing Tenure

From ~~1990~~2000 to ~~2000~~2010, the tenure distribution (owner versus renter) in Carlsbad shifted slightly toward ~~ownership~~renters, while owner-occupied units still represent the majority. Rental units are a good option for lower income households in the short-term since they do not necessitate large down payments (though they may require security deposits). By definition, a household is an occupied housing unit.

According to the ~~1990~~2000 Census, among the occupied housing units in Carlsbad, ~~62.267~~ percent were owner-occupied and ~~37.833~~ percent were renter-occupied. ~~By In 2000~~2010, the proportion of renter-households ~~declined~~increased to ~~32.635~~ percent, while the proportion of homeowners ~~increased~~decreased to ~~67.465~~ percent, ~~which~~. In 2000, Carlsbad's homeownership rate was higher than the average homeownership rate of ~~the~~San Diego County in 2010, where only ~~55.454~~ percent of the households were owner-occupied.

Housing Vacancy

A vacancy rate is often a good indicator of how effectively for-sale and rental units are meeting the current demand for housing in a community. Vacancy rates of 5 to 6 percent for rental housing and 1.5 to 2.0 percent for ownership housing are generally considered a balance between the demand and supply for housing. A higher vacancy rate may indicate an excess supply of units and therefore price depreciation, while a low vacancy rate may indicate a shortage of units and resulting escalation of housing prices.

While the overall vacancy rates in the city were ~~8.27.4~~ percent in ~~1990~~ and ~~6.6 percent~~ in ~~2000~~2010, the true vacancy rates were substantially lower (Table ~~4.2-13~~14). Due to its desirable location and the various amenities offered in the city, a portion of the housing stock in the city has always been used as second and vacation homes ~~(about 2.7 percent)~~. These units were not available for sale or for rent. Of those units available, the for-sale vacancy rate was ~~1.30.8~~ percent in ~~2000~~2010, ~~virtually unchanged from 1990~~. However, the ~~and~~ rental vacancy rate was 1.6 percent, ~~representing a 1.5 percentage points decline from 1990~~. Therefore, ~~These low vacancy rates suggest that the for-sale and for-rent vacancy rates in Carlsbad were suboptimal, and indicated a demand for housing, especially rental housing. markets are competitive and that sale prices and market-rate rents may increase.~~

Table 4.2-14: Housing Vacancy: 2010

Type	#	%
For Rent	712	1.6%
For Sale	372	0.8%
Seasonal/Recreational Use	1,758	3.9%
Other Vacant ¹	486	1.1%
Overall Vacancy	3,328	7.4%
¹ Includes units that are rented or sold, but not occupied (i.e., abandoned or otherwise vacant)		

Source: ACS 2006-2010 and U.S. Census, 2010.

Table 2-13
Housing Vacancy: 1990 and 2000

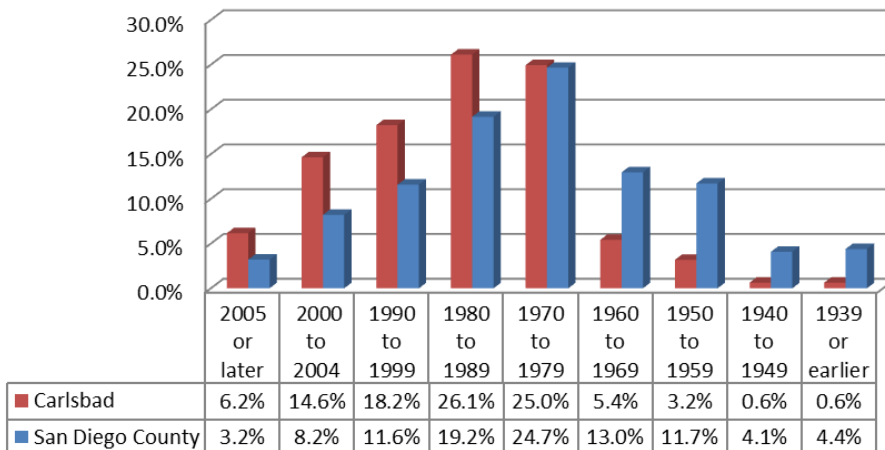
Vacancy	1990 Census		2000 Census		Percentage Points Change
	#	%	#	%	
For Rent	793	2.9%	486	1.4%	-1.5%
For Sale	386	1.4%	469	1.3%	-0.1%
Seasonal/Recreational Use	734	2.7%	903	2.7%	0.0%
Other Vacant*	327	1.2%	373	1.1%	-0.1%
Overall Vacancy	2,240	8.2%	2,231	6.6%	-1.6%
Source: Census, 1990 and 2000.					
Note:					
* Includes units that are rented or sold but not occupied, and vacant for other reasons, such as abandoned homes.					

Housing Age and Condition

Housing age and condition affect the quality of life in Carlsbad. Like any other tangible asset, housing is subject to gradual deterioration over time. If not properly and regularly maintained, housing can deteriorate and discourage reinvestment, thereby depressing neighboring property values, and eventually affecting the quality of life in a neighborhood.

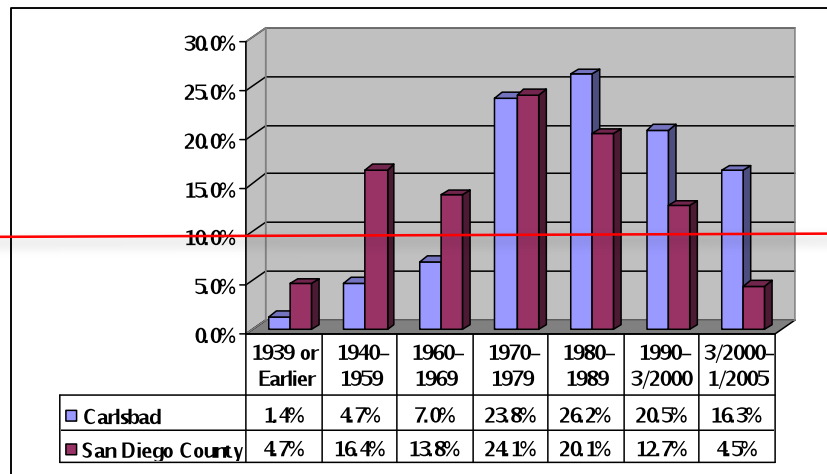
Carlsbad's housing stock is much newer on average compared to ~~the San Diego~~ County's housing stock (~~Figure Chart 4.2-46~~), suggesting households may need to spend less on repairs and upgrades. Although the city incorporated more than 50 years ago, the majority of the housing in Carlsbad is relatively fairly new, with only a relatively small portion of the housing stock over 30 years old (approximately 15 to 20 35 percent). The majority (63–65 percent) of the city's housing stock was constructed after 1980, including 46.321 percent that was constructed after 2000. ~~In comparison, nearly two-thirds of the County's housing stock was constructed prior to 1980.~~

Chart 4.2-4: Year Structure Built: 2010



Source: U.S. Census, 2000; and ACS 2006-2010.

Figure 2-6
Year Structure Built



Source: Census, 2000, and Department of Finance, 2005.

Most homes require greater maintenance as they approach 30 years of age. Common repairs needed include a new roof, wall plaster, and stucco. Using the 30-year measure, approximately 6 as many as 15,000 to 8,000 housing units are could be in need of repair or rehabilitation— if they have not been well maintained. Housing units aged more than 30 years are primarily concentrated in Carlsbad's Village area, the majority are located within the Redevelopment Project Area.

Homes older than 50 years require more substantial repairs, such as new siding, or plumbing, in order to maintain the quality of the structure. Approximately 42,000 units are older than 50 years. The Census Bureau also provides limited estimates of substandard housing conditions. While this is not a severe problem in Carlsbad, including 66 in 2010, this included 13 units with incomplete plumbing, 300 units without heat, and 17441 units without a complete kitchen. According to the city's Building Department, an estimated ten 10 housing units in the city are in dilapidated conditions and in need of replacement.

Housing Costs and Affordability

The cost of housing is directly related to the extent of housing problems in a community. If housing costs are relatively high in comparison to household income, there will be a correspondingly higher prevalence of housing cost burden (overpayment) and overcrowding. This section summarizes the cost and affordability of the housing stock to Carlsbad residents.

Homeownership Market

~~Prices for single-family homes and condominiums in Carlsbad from September 1, 2003 through August 31, 2004 were collected from the DataQuick real estate database.⁴ According to DataQuick, 2,583 homes and condominiums were sold during the examined time period (Table 2-14). Among these homes and condominiums, the median sale price was \$565,000, with a range of \$100,000 (possibly a partial sale) to \$2,625,000.~~

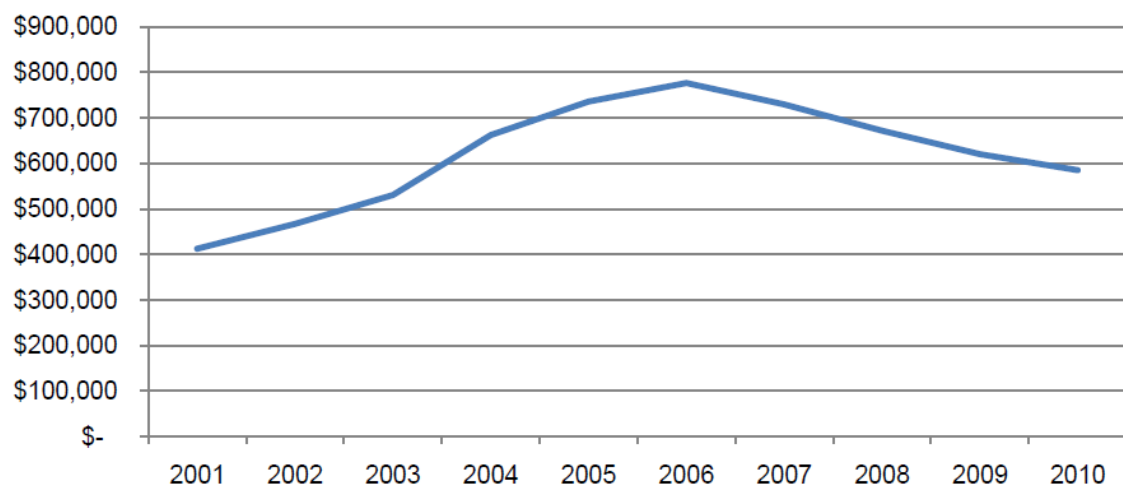
~~Over 1,500 single-family homes were sold in Carlsbad during this time period. Based on information available, the median sale price of these homes was \$694,250, with a range \$120,000 (possibly a partial sale) to \$2,625,000. The median sale value for these homes increased with unit size, from \$379,000 for a one-bedroom unit to \$835,000 for a unit with five bedrooms.~~

~~Prices for condominiums were significantly lower than prices for single family homes in Carlsbad. Among the 1,039 condominiums sold, the median sales price was \$395,000 with a range of \$100,000 (possibly a partial sale) to \$1,190,000. As with home sales, the median price of these condominiums increased with unit size. The median price of a one-bedroom condominium unit was \$285,000, while the median price of a unit with four bedrooms was \$565,000.~~

~~The California Association of Realtors publishes median home prices (including single-family homes and condominium units) for areas throughout California. Between the first quarter of 2003 and October 2006, the median home price in Carlsbad increased 32.4 percent to \$635,000 (Table 2-15). With the exception of Encinitas, the median price in Carlsbad was higher than the median sale prices of other North County cities. In recent months, however, home prices in the San Diego region have decreased. Specifically, the cities of Carlsbad and Poway experienced the largest percentage decreases between 2005 and 2006.~~

Like most communities across the state and country, housing prices increased in the early 2000s in Carlsbad and then decreased in recent years with the housing market and economic downturn. From 2001 through Aug. 30, 2010, average home sales prices in Carlsbad increased overall by 42 percent (Chart 4.2-5). Average sales prices peaked in 2006 at \$776,710 before returning to 2003/2004 average sales prices by 2010.

⁴ —DataQuick is a company that assembles real estate data from the County Assessor's records.

Chart 4.2-5: Carlsbad Average Residential Sales Prices 2001-2010 (Nominal \$)

1. 2010 data is based on residential sales as of Aug. 30, 2010.

2. Residential sales include single family home and condominium sales.

Source: First American CoreLogic MetroScan Database

The downward trend in home prices continued between 2010 and 2011, not only for Carlsbad, but other North County cities as well (Table 4.2-15). Median home prices in Carlsbad declined 5% between 2010 and 2011. Solana Beach experienced the largest year over year decline in value.

Table 4.2-15: Median Home Prices: 2010-2011

	2010	2011	% Change 2010-2011
<u>Carlsbad</u>	<u>\$580,000</u>	<u>\$552,500</u>	<u>-5%</u>
<u>Encinitas</u>	<u>\$630,000</u>	<u>\$606,500</u>	<u>-4%</u>
<u>Escondido</u>	<u>\$288,000</u>	<u>\$275,000</u>	<u>-5%</u>
<u>Oceanside</u>	<u>\$297,000</u>	<u>\$283,000</u>	<u>-5%</u>
<u>Poway</u>	<u>\$451,250</u>	<u>\$427,000</u>	<u>-5%</u>
<u>San Marcos</u>	<u>\$347,000</u>	<u>\$342,500</u>	<u>-1%</u>
<u>Solana Beach</u>	<u>\$1,050,000</u>	<u>\$831,000</u>	<u>-21%</u>
<u>Vista</u>	<u>\$295,000</u>	<u>\$280,000</u>	<u>-5%</u>
<u>San Diego County</u>	<u>\$331,500</u>	<u>\$320,000</u>	<u>-3%</u>

Source: Data Quick, 2011

Table 2-15
Median Home Prices: 2003-2006

	First Quarter 2003	First Quarter 2004	October 2005	October 2006	Change 2003-2006	Change 2005-2006
Carlsbad	\$479,500	\$550,000	\$701,500	\$635,000	32.4%	-9.5%
Encinitas	\$540,000	\$631,000	\$789,500	\$750,000	38.9%	-5.0%
Eseondido	\$317,000	\$380,000	\$489,000	\$460,000	45.1%	-5.9%
Oceanside	\$306,500	\$385,000	\$487,750	\$484,000	57.9%	-0.8%
Poway	\$365,000	\$525,000	\$590,000	\$535,000	46.6%	-9.3%
San Marcos	\$399,000	\$420,000	\$556,500	\$550,000	37.8%	-1.2%
Solana Beach	n/a	n/a	n/a	n/a	n/a	n/a
Vista	\$321,000	\$385,000	\$507,500	\$487,500	51.9%	-3.9%
San Diego County	\$355,000	\$420,000	\$517,500	\$500,000	40.8%	-3.4%
Note: The California Association of Realtors changed the format of reporting in 2006; monthly instead of quarterly reports are now published.						
Source: California Association of Realtors, 2007						

Rental Market

Internet resources were consulted to understand the rental housing market in Carlsbad (Table 4.2-16). Websites were searched in ~~January 2006~~ July 2012 and rental price information was collected for ~~ten~~ 10 apartment complexes within the city. ~~In January 2006,~~ Rents for studio apartments ranged from ~~\$875~~ \$1,030 to ~~\$1,095~~ \$1,999 per month, while one-bedroom units rented for ~~\$1,025~~ \$1,030 to ~~\$1,630~~ \$3,075. Larger units were slightly more expensive; two-bedroom units were offered at rents ranging from ~~\$1,170~~ \$1,030 to ~~\$1,970~~ \$3,600, while three-bedroom units ranged from ~~\$1,750~~ \$1,700 to ~~\$2,415~~ \$2,940 per month. It should be noted that these rental rates were derived from units in large apartment complexes that are often managed by management companies. As such, these units generally command higher rents than units in older and smaller complexes.

Table 4.2-16: Apartment Rental Rates: July 2012

Apartment Type	Rental Price Range
Studio	\$1,030-1,999
1-bedroom	\$1,030-3,075
2-bedroom	\$1,030-3,600
3-bedroom	\$1,210-2,940
Source: Apartments.com, Realtor.com, and rentnet.com, July 2012.	

Table 2-16	
Apartment Rental Rates: January 2006	
Apartment Complex	Rental Price Range
Studio	\$875—\$1,095
1-bedroom	\$1,025—\$1,630
2-bedroom	\$1,170—\$1,970
3-bedroom	\$1,750—\$2,415
Source: Apartments.com, Realtor.com, and rentnet.com, January 2006.	

According to a survey conducted by RealFacts, a firm that specializes in rental market analysis, apartment rents in the North County area were increasing modestly and occupancy rates were hovering around 95 percent.⁵ Both factors have kept the market stable. According to the survey, rent increases in the North County area ranged from two to five percent between September 2004 and September 2005. Oceanside had the highest increase at five percent and Poway had the lowest increase at two percent.

Housing Affordability by Household Income

Housing affordability can be inferred by comparing the cost of renting or owning a home in the city with the maximum affordable housing costs for households at different income levels. Taken together, this information can generally show who can afford what size and type of housing and indicate the type of households most likely to experience overcrowding and overpayment.

The federal Department of Housing and Urban Development (HUD) conducts annual household income surveys nationwide to determine a household's eligibility for federal housing assistance. Based on this survey, the California Department of Housing and Community Development (HCD) developed income limits that can be used to determine the maximum price that could be affordable to households in the upper range of their respective income category. Households in the lower end of each category can afford less by comparison than those at the upper end. The maximum affordable home and rental prices for residents of San Diego County are shown in Table 4.2-17.

⁵ Bradley J. Fikes, North County Times, October 19, 2005.

Table 2-17 Housing Affordability Matrix: San Diego County—2006						
Income Group and Household Size	Income Levels		Housing Costs		Maximum Affordable Price	
	Annual Income	Affordable Payment	Utilities	Taxes & Ins.	Home	Rental
Extremely Low						
One Person	\$14,500	\$363	\$50	\$100	\$35,489	\$313
Two Person	\$18,650	\$466	\$75	\$125	\$44,466	\$391
Four Person	\$20,700	\$518	\$100	\$150	\$49,574	\$418
Five Person	\$22,350	\$559	\$100	\$150	\$51,564	\$459
Very Low						
One Person	\$24,150	\$604	\$50	\$125	\$71,605	\$554
Two Person	\$31,050	\$776	\$100	\$150	\$87,888	\$676
Four Person	\$34,500	\$863	\$150	\$175	\$99,612	\$713
Five Person	\$37,250	\$931	\$150	\$175	\$101,249	\$781
Low						
One Person	\$38,650	\$966	\$75	\$175	\$119,620	\$891
Two Person	\$49,700	\$1,243	\$125	\$200	\$153,230	\$1,118
Four Person	\$55,200	\$1,380	\$200	\$225	\$176,984	\$1,180
Five Person	\$59,600	\$1,490	\$200	\$225	\$177,864	\$1,290
Moderate						
One Person	\$54,500	\$1,363	\$100	\$225	\$173,271	\$1,263
Two Person	\$70,100	\$1,753	\$175	\$275	\$217,528	\$1,578
Four Person	\$77,900	\$1,948	\$250	\$325	\$254,357	\$1,698
Five Person	\$84,100	\$2,103	\$250	\$325	\$255,105	\$1,853
Notes: —1. 2006 Area Median Income (AMI) = \$64,900 —2. Utility costs for renters assumed at \$75/\$125/\$200 per month —3. Monthly affordable rent based on payments of no more than 30% of household income —4. Property taxes and insurance based on averages for the region —5. Calculation of affordable home sales prices based on a down payment of 10%, annual interest rate of 6%, 30-year mortgage, and monthly payment of 30% gross household income						

The market-affordability of the city's housing stock for each income group is discussed below:

Extremely Low Income Households

Extremely low income households are classified as those earning 30 percent or less of the AMI. This group usually includes seniors, homeless, persons with disabilities, farmworkers, and those in the workforce making minimum wages. Based on the rental data presented in Table 4.2-16 and maximum affordable rental payment in Table 4.2-17, extremely low income households of all sizes would be unlikely to secure adequately sized and affordable rental or ownership market-rate housing in Carlsbad (Table 2-14).

Very Low Income Households

Very low income households are classified as those earning between 31 and 50 percent of the AMI. Based on the rental data presented in Table 4.2-16 and maximum affordable rental payment in Table 4.2-17,

very low income households of all sizes would be unlikely to secure adequately sized and affordable rental market rate housing in Carlsbad. Similarly, real estate data also indicated that very low income households in Carlsbad could not afford the price of any adequately sized market-rate home in the city (**Table 2-14**).

Table 4.2-17: Affordable Housing Costs - 2012						
<u>Income Group and Household Size</u>	<u>Income Levels</u>		<u>Housing Costs</u>		<u>Maximum Affordable Price</u>	
	<u>Maximum Annual Income</u>	<u>Affordable Payment</u>	<u>Utilities</u>	<u>Taxes & Insurance</u>	<u>Sale</u>	<u>Rent</u>
<u>Extremely Low</u>						
<u>One-Person</u>	<u>\$16,900</u>	<u>\$423</u>	<u>\$50</u>	<u>\$100</u>	<u>\$63,450</u>	<u>\$373</u>
<u>Two-Person</u>	<u>\$19,300</u>	<u>\$483</u>	<u>\$75</u>	<u>\$125</u>	<u>\$65,750</u>	<u>\$408</u>
<u>Four-Person</u>	<u>\$21,700</u>	<u>\$543</u>	<u>\$100</u>	<u>\$150</u>	<u>\$68,100</u>	<u>\$443</u>
<u>Five-Person</u>	<u>\$24,100</u>	<u>\$603</u>	<u>\$100</u>	<u>\$150</u>	<u>\$82,050</u>	<u>\$503</u>
<u>Very Low</u>						
<u>One-Person</u>	<u>\$28,150</u>	<u>\$704</u>	<u>\$50</u>	<u>\$125</u>	<u>\$123,100</u>	<u>\$654</u>
<u>Two-Person</u>	<u>\$32,150</u>	<u>\$804</u>	<u>\$100</u>	<u>\$150</u>	<u>\$128,900</u>	<u>\$704</u>
<u>Four-Person</u>	<u>\$36,150</u>	<u>\$904</u>	<u>\$150</u>	<u>\$175</u>	<u>\$134,750</u>	<u>\$754</u>
<u>Five-Person</u>	<u>\$40,150</u>	<u>\$1,004</u>	<u>\$150</u>	<u>\$175</u>	<u>\$158,000</u>	<u>\$854</u>
<u>Low</u>						
<u>One-Person</u>	<u>\$45,000</u>	<u>\$1,125</u>	<u>\$75</u>	<u>\$175</u>	<u>\$203,700</u>	<u>\$1,050</u>
<u>Two-Person</u>	<u>\$51,400</u>	<u>\$1,285</u>	<u>\$125</u>	<u>\$200</u>	<u>\$223,500</u>	<u>\$1,160</u>
<u>Four-Person</u>	<u>\$57,850</u>	<u>\$1,446</u>	<u>\$200</u>	<u>\$225</u>	<u>\$237,800</u>	<u>\$1,246</u>
<u>Five-Person</u>	<u>\$64,250</u>	<u>\$1,606</u>	<u>\$200</u>	<u>\$225</u>	<u>\$275,050</u>	<u>\$1,406</u>
<u>Moderate</u>						
<u>One-Person</u>	<u>\$63,800</u>	<u>\$1,595</u>	<u>\$100</u>	<u>\$225</u>	<u>\$295,700</u>	<u>\$1,495</u>
<u>Two-Person</u>	<u>\$72,900</u>	<u>\$1,823</u>	<u>\$175</u>	<u>\$275</u>	<u>\$319,550</u>	<u>\$1,648</u>
<u>Four-Person</u>	<u>\$82,000</u>	<u>\$2,050</u>	<u>\$250</u>	<u>\$325</u>	<u>\$343,450</u>	<u>\$1,800</u>
<u>Five-Person</u>	<u>\$91,100</u>	<u>\$2,278</u>	<u>\$250</u>	<u>\$325</u>	<u>\$396,400</u>	<u>\$2,028</u>

1. 2012 Area Median Income (AMI) = \$75,900

2. Utility costs for renters assumed at \$50-\$250 per month

3. Monthly affordable rent based on payments of no more than 30% of household income

4. Property taxes and insurance based on averages for the region

5. Calculation of affordable home sales prices based on a down payment of 20%, annual interest rate of 5%, 30-year mortgage, and monthly payment of 30% gross household income

Source: U.S. Department of Housing and Urban Development, FY2012.

Low Income Households

Low income households earn 51 to 80 percent of the AMI. Based on the sales data provided by DataQuick, low income households would have a similar problem as very low income households in purchasing adequately sized and affordable housing, either single-family homes or condominiums (**Table 2-14**).

Low income households have a better chance of securing rental market rate housing in Carlsbad than very low income households. However, only the low end of the advertised rental rates rate ranges for three-

bedroom apartments ~~were outside the~~ would be affordable ~~price range~~ for low income households, indicating that securing adequately sized and affordable market-rate rental housing may be very difficult for larger low income households in Carlsbad ~~(Table 2-16).~~

Moderate Income Households

Moderate income households are classified as those earning between 81 and 120 percent of the AMI. Based on income-affordability, moderate income households could afford ~~most low and mid-range~~ market-rate rental units in the city, except for some larger three-bedroom units. In addition, some smaller market-rate condominiums are within the affordable price range of moderate income households. DataQuick reports sales prices for condominium resales averaging \$358,000 August 2012—substantially lower than the resales of single-family homes which averaged \$631,000 that month.

E. ~~Housing Problems~~

Overcrowding

Overcrowding is typically defined as more than one person per room.⁶ Severe overcrowding occurs when there ~~is~~are more than 1.5 persons per room. Overcrowding can result when there are not enough adequately sized units within a community, or when high housing costs relative to income force too many individuals to share a housing unit than it can adequately accommodate. Overcrowding also tends to accelerate deterioration of housing and overextend the capacity of infrastructure and facilities designed for the neighborhood.

In ~~2000, 3.9~~2008, fewer than 2 percent of Carlsbad households lived in overcrowded ~~or severely overcrowded~~ conditions (Table 4.2-18). Overcrowding disproportionately affected renters (3.9-6 percent of renters versus 1.2-0.4 percent of owners), indicating overcrowding may be the result of an inadequate supply of larger-sized and affordable rental units. ~~Specifically, more than half of the overcrowded renter households were considered as severely overcrowded.~~

While ~~57.3~~64 percent of occupied housing units in the city had more than three bedrooms (the minimum size considered large enough to avoid most overcrowding issues among large households), only a small portion of these units (~~21.2-15~~ percent or nearly 3,800 units) were renter-occupied ~~by renters.~~

Table 4.2-18: Overcrowding Conditions: 2008			
<u>Type</u>	<u>Owner-Occupied</u>	<u>Renter-Occupied</u>	<u>Total</u>
<u>Total Occupied Units</u>	<u>26,220</u>	<u>12,430</u>	<u>38,650</u>
<u>Overcrowded Units (> 1 person/room)</u>	<u>100</u>	<u>200</u>	<u>300</u>
<u>% Overcrowded</u>	<u><1%</u>	<u>1.6%</u>	<u><1%</u>
<u>Severely Overcrowded Units (>1.5 persons/room)</u>	<u>15</u>	<u>285</u>	<u>300</u>
<u>% Severely Overcrowded</u>	<u><1%</u>	<u>2.3%</u>	<u><1%</u>

⁶ ~~Based on the Census Bureau's definition of "room," which excludes bathrooms, porches, balconies, foyers, halls, or half rooms. See 2000 Census Long Form, question #37.~~

Table 2-18
Overcrowding Conditions: 2000

	Owner-Occupied	Renter-Occupied	Total
Occupied Units	21,201	10,285	31,486
Overcrowded Units (>1 person/room)	254	986	1,240
% Overcrowded	1.2%	9.6%	3.9%
Severely Overcrowded Units (>1.5 persons/room)	89	578	667
% Severely Overcrowded	0.4%	5.6%	2.1%

Source: U.S. Census, 2000.

Overpayment

A household is considered to be overpaying for housing (or cost burdened) if it spends more than 30 percent of its gross income on housing. Severe housing cost burden occurs when a household pays more than 50 percent of its income on housing. The prevalence of overpayment varies significantly by income, tenure, household type, and household size. ~~The Comprehensive Housing Affordability Strategy (CHAS) developed by the Census for HUD provides detailed information on housing needs by income level for different types of households. Detailed CHAS data based on the 2000 Census is displayed in Table 2-19.~~

~~In 2000, 33 percent of the households overpaid for housing, including 14 percent that had a severe housing cost burden. In general, overpayment issues affected a larger proportion of renter households (45 percent) than owner households (31 percent). Lower income family households that rented were disproportionately impacted by housing overpayment. Approximately 96 percent of the large family renters and 80 percent of the small family renters in the extremely low income category experienced housing overpayment in 2000. A large proportion of lower income elderly renters also overpaid for housing. According to the 2008 CHAS, 8,210 households were overpaying for housing (Table 4.2-19). Extremely low-income households were more likely to have a cost burden of more than 50 percent; compared to other income levels, this suggests that they are not finding affordable housing options and that they have less income available for other needs.~~

Table 4.2-19: Housing Assistance Needs of Lower Income Households			
Household by Type, Income & Housing Problem	Renters	Owners	Total
Extremely Low Income (0-30% AMI)	1,245	885	2,130
% with cost burden 30-49%	17%	5%	12%
% with cost burden > 50%	83%	95%	88%
Very Low Income (31-50% AMI)	1,740	935	2,675
% with cost burden 30-49%	42%	24%	36%
% with cost burden > 50%	58%	76%	64%
Low Income (51-80% AMI)	1,690	1,715	3,405
% with cost burden 30-49%	81%	25%	53%
% with cost burden > 50%	19%	75%	47%
Total Lower Income Households	4,675	3,535	8,210
% with cost burden 30-49%	49%	20%	37%
% with cost burden > 50%	51%	80%	63%
Source: HUD Comprehensive Housing Affordability Strategy (CHAS), January 2008.			

Table 2-19
Housing Assistance Needs of Lower Income Households

Household by Type, Income & Housing Problem	Renters				Owners		Total Households
	Seniors	Small Families	Large Families	Total Renters	Seniors	Total Owners	
Extremely Low Income (0-30% AMI)	238	274	89	1,061	384	810	1,871
% with any housing problem	83%	91%	96%	81%	76%	77%	79%
% with cost burden >30%	71%	80%	96%	74%	77%	77%	75%
% with cost burden >50%	64%	76%	73%	67%	66%	70%	68%
Very Low Income (31-50% AMI)	273	413	107	1,223	474	893	2,116
% with any housing problem	87%	89%	96%	90%	55%	72%	82%
% with cost burden >30%	84%	86%	64%	85%	55%	72%	80%
% with cost burden >50%	64%	52%	32%	58%	34%	57%	58%
Low Income (51-80% AMI)	329	585	214	1,808	1,150	2,080	3,888
% with any housing problem	71%	71%	98%	76%	40%	59%	67%
% with cost burden >30%	71%	60%	30%	63%	40%	59%	61%
% with cost burden >50%	18%	17%	9%	17%	22%	34%	26%
Total Households	1,334	4,082	805	10,285	5,995	21,196	31,481
% with any housing problem	65%	38%	76%	45%	20%	31%	36%
% with cost burden >30%	60%	32%	34%	38%	32%	30%	33%
% with cost burden >50%	31%	13%	15%	31%	13%	12%	14%

Source: HUD Comprehensive Housing Affordability Strategy (CHAS), January 2006.

Note: Data based on sample Census data (Summary File 3) and therefore total household figures may differ from the 100% count (Summary File 1).

Projected Housing Needs

According to SANDAG, the City is projected to have 43,087 households by 2010. Based on the CHAS data developed by HUD using 2000 Census information (Table 2-8), the City's income distribution is projected to be:

- Extremely Low Income: 5.9 percent (2,542 households)
- Very Low Income: 6.7 percent (2,887 households)
- Low Income: 12.4 percent (5,343 households)
- Moderate/Above Moderate Income: 75 percent (32,315 households)

The nature and extent of housing needs over the 2005-2010 Housing Element period are expected to reflect the current needs for housing assistance as shown in Table 2-19.

F.4.2.5 Multi-Family Inventory of Affordable Housing and At-Risk Status

Developing new affordable housing has become increasingly costly, due to the escalating land values, labor and construction costs, as well as market pressure. Therefore, an important strategy for the City of Carlsbad is to ensure the long-term affordability of existing affordable housing. This section assesses the potential conversion of publicly assisted, affordable rental housing into market-rate housing between July

~~1, 2005~~2013 and ~~June 30, 2010, 2020~~. Projects can be “at-risk” of conversion due to expiration of affordability restrictions or termination of subsidies.

Inventory of Affordable Housing

Through ~~December~~ 31, ~~2006~~2010, Carlsbad had ~~1,321~~ multi-family projects that offer a total of ~~1,335~~1,939 units affordable to lower income households via various federal, state, or local programs (~~Table 2-20~~). The city’s Inclusionary Housing Ordinance is responsible for producing ~~1,218~~1,646 of Carlsbad’s affordable housing units in ~~eleven~~16 developments—as shown in Table 4.2-20.

In addition, the city-owned Tyler Court offers 75 affordable units to extremely low and very low income ~~households~~seniors; two other affordable housing developments have been constructed through other funding mechanisms, including tax-exempt bonds.

Table 2-20 4.2-20: Inventory of Assisted Rental Housing						
Project Name	Quadrant	Total Units	Assisted Units	Restricting Program	Earliest Date of Conversion	# Units At Risk
<u>Archstone Pacific View</u> <u>5162 Whitman Way</u>	<u>Northwest</u>		<u>111</u>	<u>Inclusionary Housing</u>	<u>Year 2058</u>	<u>0</u>
<u>Bluwater Apartments</u> <u>6797 Embarcadero Lane</u>	<u>Northeast</u>		<u>12</u>	<u>Inclusionary Housing</u>	<u>Year 2064</u>	<u>0</u>
<u>Cassia Heights</u> <u>2029 Cassia Way</u>	<u>Southeast</u>		<u>56</u>	<u>Regulatory Agreement</u>	<u>Year 2060</u>	<u>0</u>
<u>Glen Ridge</u> <u>3555 Glen Avenue</u>	<u>Northeast</u>		<u>78</u>	<u>Inclusionary Housing</u>	<u>Year 2062</u>	<u>0</u>
<u>Hunter's Pointe</u> <u>7270 Calle Plata</u>	<u>Southeast</u>		<u>168</u>	<u>Inclusionary Housing</u>	<u>Year 2061</u>	<u>0</u>
Laurel Tree 1307 Laurel Tree Lane	Southwest	138	138	Inclusionary Housing	Year 2055	0
<u>La Costa Condominiums</u> <u>(Under Construction)</u>	<u>Southwest</u>		<u>9</u>	<u>Inclusionary Housing</u>	Year <u>2066</u>	<u>0</u>
La Paloma 1953 Dove Lane	Southeast	180	180	Inclusionary Housing	Year 2060	0
Marbella 2504 Marron Road	Northeast	143	29	Inclusionary Housing	Year 2061	0
Mariposa/Calavera Hills 4651 Red Bluff Place	Northeast	106	106	Inclusionary Housing	Year 2059	0
Pacific View/Kelly Ranch 5162 Whitman Way	Northwest	451	111	Inclusionary Housing	Year 2059	0
Poinsettia Station 6811 Embarcadero Lane	Southwest	92	92	Inclusionary Housing	Year 2055	0
Rancho Carrillo 6053 Paseo Acompo	Southeast	116	116	Inclusionary Housing	Year 2055	0
<u>Santa Fe Ranch</u> <u>3402 Calle Odessa</u>	<u>Southeast</u>		<u>64</u>	<u>Tax Exempt Bonds</u>	<u>When bonds are repaid</u>	<u>64</u>
<u>Seascape Village</u> <u>6938 Seascape Drive</u>	<u>Northwest</u>	<u>208</u>	<u>42</u>	<u>Multifamily Revenue Bonds</u>	<u>1/1/09</u>	<u>42</u>
Sunny Creek	Northeast	50	50	Inclusionary	Year 2057	0

Table 2-20 <u>4.2-20</u> : Inventory of Assisted Rental Housing						
Project Name	Quadrant	Total Units	Assisted Units	Restricting Program	Earliest Date of Conversion	# Units At Risk
5420 Sunny Creek Road				Housing		
<u>Tavarua Senior Apt. 3658 Harding Street</u>	<u>Northwest</u>		<u>50</u>	<u>Regulatory Agreement</u>	<u>Year 2067</u>	<u>0</u>
The Traditions 1901 Cassia Way	Southwest	157	24	Inclusionary Housing	Year 2060	0
Tyler Court 3363 Tyler Street	Northwest	75	75	City Owned	If sold, city would require 55-yr restriction on all units	0
Villa Loma 6421 Tobria Terrace	Southwest	344	344	Inclusionary Housing	Year 2051	0
Vista Las Flores 6408 Halyard Place	Southwest	28	28	Inclusionary Housing	Year 2056	0
Total			1,841			64

Note: Units restricted through the city's Inclusionary Housing program require 55-year rent restrictions.

Source: City of Carlsbad, 2012.

At-Risk Status

The city's Inclusionary Housing Ordinance requires that all inclusionary units maintain their affordability for a period of 55 years. Since the units were all constructed after 1990, these units are not considered to be "at risk" of converting to market-rate housing. The Tyler Court senior apartment complex is owned by the city and if sold, would be required to maintain affordability restrictions for 55 years. The only project within the City that may be considered as at risk is ~~Seaseape Village~~Santa Fe Ranch, which ~~has deed restrictions~~is subject to tax exempt bonds and when those bonds are repaid on 42 64 units may convert to market rate that are set to expire January 1, 2009.

In 1985, the City Council issued Multifamily Housing Revenue Bonds to provide construction financing for the 320-unit Santa Fe Ranch Apartments. The incentive to the City to participate in this project was the restriction of 64 units to rents affordable to lower income households (80 percent of County area median income or below).

In May of 1993, the City Council agreed to assist with the refinancing of the outstanding bonds for the subject project and allow the owner to take advantage of lower interest rates. At that time, the City issued its Variable Rate Demand Multifamily Housing Revenue Refunding Bonds, which currently have an outstanding principal balance of \$15.9 million. The affordability restrictions on the 12 one-bedroom and 52 two-bedroom units remain in place as long as the bonds are outstanding. Once the bonds are paid in full, the regulatory agreement with the City expires and the property owner may increase the rents.

While these units are not in any immediate risk of conversion, the owner may choose to pay off bonds at any time subject to provisions in bond documents. The city has no knowledge of owner interest in doing so, and considers prepayment to be unlikely since market rate values are not significantly higher than the current affordability level. However, as described in Section 4.6 (Program 1.5), the city will continue to monitor the status of the Santa Fe Ranch Apartments to ensure continued affordability.

Preservation

~~Options~~

~~Preserving the affordability of existing housing is a primary goal of the City of Carlsbad. Because only 20 percent of the units in Seaseape Village are affordable units, preservation of the at-risk units can be achieved in two ways: 1) purchase affordability covenants; and 2) provide rental assistance to tenants.~~

~~*Affordability Covenant*~~

~~As described in Section 4.6 (Program 1.5), the city will continue to of the Santa Fe Ranch Apartments to ensure continued affordability. While these units are not in any immediate risk of conversion, the owner may choose to pay off bonds at any time subject to provisions in bond documents. The city has no knowledge of owner interest in doing so, and considers prepayment to be unlikely since market rate values are not significantly higher than the current affordability level.~~

One option to preserve the affordability of the at-risk units is to provide an incentive package to the owners to maintain the units as affordable housing. Incentives could include writing down the interest rate on the remaining loan balance, and/or a lump sum payment.

~~*Rent Subsidy*~~

~~Another option would be for the city to provide a rent subsidy. The subsidy amount would equalRent subsidies could be used to preserve the affordability of the at-risk housing. The level of the subsidy required is estimated to equal the Fair Market Rent (FMR) for a unit minus the housing cost affordable by a very low income household. Table 2-21 estimates the rent subsidies required to preserve the affordability of the 42 at-risk units. Based on the estimates and assumptions shown in this table, approximately \$207,000 in rent subsidies would be required annually.~~

~~the difference between market rent and affordable rent. As shown in Table 4.2-21 below, annual subsidies of about \$85,300 would be required to bridge the “affordability gap” of the at-risk units at Santa Fe Ranch.~~

Table 4.2-21: Rent Subsidy Analysis

<u>Santa Fe Ranch Apartments</u>	<u>Unit Mix</u>	<u>Market Rent¹</u>	<u>Affordable Rent²</u>	<u>Required Subsidy</u>
<u>One-bedroom</u>	<u>12</u>	<u>\$1,159</u>	<u>\$1,156</u>	<u>\$36</u>
<u>Two-bedroom</u>	<u>52</u>	<u>\$1,520</u>	<u>\$1,384</u>	<u>\$7,072</u>
<u>Total Monthly Required Subsidy</u>				<u>\$7,108</u>
<u>Total Annual Required Subsidy</u>				<u>\$85,296</u>

1. Market rent based on City of Carlsbad 2012 Fair Market Rent Payment Standards

2. Monthly maximum rents as of Sept. 2013 (80% AMI).

Source: City of Carlsbad, Housing and Neighborhood Services

**Table 2-21
Rent Subsidies Required**

Project Units	Seascape Village
1-bedroom	18
2-bedroom	24
Total	42
Total Monthly Rent Income Supported by Affordable Housing Cost of Very Low Income Households	\$28,716
Total Monthly Rent Allowed by Fair Market Rents	\$45,942
Total Annual Subsidies Required	\$206,712
0. A 1-bedroom unit is assumed to be occupied by a 1-person household and a 2-bedroom unit by a 3-person household. 0. Based on 2005 AMI in San Diego County, affordable monthly housing cost for a 1-person very low income household is \$554 and \$781 for a 3-person household (Table 2-17). 0. 2005 Fair Market Rents in San Diego County are \$975 for a 1-bedroom and \$1,183 for a 2-bedroom (http://www.huduser.org/datasets/FMR/FMR2005F/index.html).	

Replacement

Options

Purchase of Similar Units

One option for replacing the 64 units at Santa Fe Ranch would be to purchase similar units in Carlsbad and maintain them as long term affordable housing. Using rule-of-thumb assumptions, the market value of the at-risk units is estimated at \$10.6 million, as shown in Table 4.2-22 below.

Table 4.2-22: Market Value of At-risk Housing Units	
<u>One-bedroom</u>	<u>12</u>
<u>Two-bedroom</u>	<u>52</u>
<u>Total Units</u>	<u>64</u>
<u>Annual Operating Costs</u>	<u>\$273,000</u>
<u>Gross Annual Income</u>	<u>\$1,179,360</u>
<u>Net Annual Income</u>	<u>\$847,392</u>
<u>Market Value</u>	<u>\$10,592,400</u>

Market value for the project is estimated with the following assumptions:

Average unit size: One-bedroom = 650 square feet; Two-bedroom = 900 square feet

Average market rent (at \$1.80/square foot): One-bedroom unit = \$1,170; Two-bedroom = \$1,620

Vacancy rate: 5%

Annual operating expenses: \$5.0/square foot

Net annual income: gross annual income less annual operating costs less vacancy allowance

Market value: net annual income times multiplication factor (12.5 for a building in good/excellent condition)

~~Only 20 percent of the units in Seascapes Village are at risk. An option for replacing these 42 units is to purchase similar units in the City and maintain those units as long-term affordable housing. Using general industry standards, the market value of the at-risk units can be estimated (Table 2-22).~~

Table 2-22
Market Value of At-Risk Housing Units

Project Units	Seascapes Village
1-Bedroom	18
2-Bedroom	24
Total	42
Annual Operating Cost	\$166,500
Gross Annual Income	\$718,200
Net Annual Income	\$524,115
Market Value	\$6,551,438

~~Market value for each project is estimated with the following assumptions:~~

~~0. Average market rent for 1-BR is \$1,325, and 2-BR is \$1,500 (Table 2-16).~~

~~0. Average bedroom size for 1-BR assumed at 650 square feet and 900 square feet for 2-BR.~~

~~0. Vacancy rate = 5%~~

~~0. Annual operating expenses per square foot = \$5.0~~

~~0. Net annual income = gross annual income — annual operating cost — vacancy adjustments~~

~~0. Market value = Annual net project income * multiplication factor~~

~~0. Multiplication factor for a building in good/excellent condition (applies to Seascapes and Santa Fe) is 12.5.~~

Construction of Replacement Units

Another replacement option would be to construct new units. The cost of developing new housing depends on a variety of factors such as density, size of units, location and related land costs, and type of construction. Assuming an average ~~subsidy-development cost~~ of ~~\$200,000~~\$230,000 per unit for multi-family rental housing, replacement of the ~~42-64~~ at-risk units would require approximately ~~\$8,400,000~~14.7 million. This cost estimate includes land, construction, permits, on- and off-site improvements, and other costs.

Cost Comparisons

The above analysis attempts to estimate the cost of preserving the at-risk units under various options. In general, providing additional incentives/subsidies to extend the affordability covenant would require the least funding over the long run, whereas the construction of new units would be the most costly option. Over the short term, providing rent subsidies would be least costly but this option does not guarantee the long-term affordability of the units.

Resources for Preservation

Preservation of at-risk housing requires not only financial resources but also administrative capacity of nonprofit organizations. These resources are discussed in Sections 4.3.2 and 4.3.3 of this Housing Element.

4.3

3. Resources Available

This section summarizes ~~the~~ land, financial, ~~and~~ administrative, and energy conservation resources available for ~~the~~ development, rehabilitation, and preservation of housing in Carlsbad. The analysis includes: an evaluation of the adequacy of the ~~C~~city's land inventory to accommodate the ~~C~~city's share of regional housing needs for the ~~2005-2010~~2013-2020 planning period; a review of financial resources to support housing activities; a discussion of the administrative resources available to assist in implementing the housing programs contained in this Housing Element; and a description of the requirements and resources Carlsbad has to encourage energy efficient and healthy households.

A.4.3.1 Residential Development Potential

State law requires local jurisdictions to plan their residential land and standards to ensure adequate housing is available to meet the expected population growth in the region. Specifically, a jurisdiction must demonstrate in the Housing Element that its residential land inventory is adequate to accommodate its Regional Housing Needs Assessment (RHNA). This section assesses the adequacy of Carlsbad's vacant and underutilized land inventory in meeting future housing needs.

Future Housing Needs

~~For the 2005-2010 Housing Element cycle, t~~The State Department of Housing and Community Development (HCD) projected a need for ~~107,301~~161,980 new housing units in the San Diego region ~~for an 11-year period between Jan. 1, 2010 and Dec. 31, 2020~~. The San Diego Association of Governments (SANDAG) is responsible for allocating this ~~future~~ housing need to the 19 jurisdictions within the ~~C~~county. In this capacity, SANDAG developed a ~~Regional Housing Needs Assessment (RHNA)~~ that determines each jurisdiction's "fair share" of the ~~forecasted growth~~region's projected housing need through ~~2020~~2010. ~~Carlsbad's share of the regional housing need for the 2005-2010 period is allocated by SANDAG,~~ based on factors such as recent growth trends, income distribution, and capacity for future growth.

The City of Carlsbad's ~~share of the RHNA is~~ was assigned a future housing need of 8,376,999 units, ~~which is about 3 percent of the overall regional housing need. for the 2005-2010 planning period, or 7.8 percent of the overall regional housing need.~~ The ~~C~~city must ~~make available~~demonstrate availability of residential sites at appropriate densities and development standards to accommodate these ~~8,376~~ units according to the following income distribution:

- Very Low Income:¹ 1,922912 units (~~23.0 percent~~18%)
- Low Income: 1,460693 units (~~17.4 percent~~14%)
- Moderate Income: 1,5831,062 units (~~18.9 percent~~21%)
- Above Moderate Income: 3,4112,332 units (~~40.7 percent~~47%)

CreditsProgress toward Meeting the RHNA

~~While the Housing Element is a five-year planning document, the RHNA has a 7.5-year time frame, using January 1, 2003 as the baseline for growth projections. While the Housing Element is an eight-year plan (2013-2021), the RHNA is based on HCD's 11-year housing need planning period (2010-2020). Therefore, housing units constructed since 2003, under construction, or entitled since Jan. 1, 2010 can be credited toward satisfying the city's RHNA, even though those units were constructed or entitled prior to the planning period covered by for this Housing Element period. Table 4.3-1 provides a detailed accounting of the affordable units, including moderate-income units, approved, under construction or built between Jan. 1, 2010 and Dec. 31, 2012.~~

Units Constructed and Under Construction

~~As part of the City-city's Inclusionary Housing program, a significant number of affordable units have been constructed (or are under construction) in Carlsbad since January 1, 20102003 (Table 4.3-1). Specifically, 46 very low income and 24 low income units have been constructed or are under construction, and subsidized through the inclusionary program or otherwise affordable due to sales/rental price. Overall, 4,460 new housing units were constructed between January 1, 2003 and December 31, 2006, including 67 second dwelling units. Specifically, among the units constructed, 658 are deed-restricted for lower income use (32 extremely low, 53 very low, and 573 low income units), most as required by the City's Inclusionary Housing program. In addition, 362 moderate income units were built from 2003-2006. Moderate income units built were not deed-restricted and were not required by the Inclusionary Housing program.~~

~~In addition, 103 units have been or will be produced for moderate income households through the inclusionary program, or in the case of 14 second dwelling units, through market rents. At the market rate level, 935 dwelling units have been constructed since Jan. 1, 2010 or are under construction.~~

Units under Construction

~~Currently, residential projects totaling 582 units are under construction in Carlsbad. These units are slated for completion in 2007 and 2008. Among the units under construction are 234 inclusionary units (100 very low and 134 low income units).~~

¹ According to 2008 CHAS data, 43 percent of the City's very low income households fall within the extremely low income category (also see Table 4.2-8). Therefore the City's RHNA of 912 very low income units may be split into 389 extremely low and 523 very low income units.

⁺ Pursuant to new State law (AB 2634), the City must project the number of extremely low income housing needs based on Census income distribution or assume 50 percent of the very low income units as extremely low. According to the CHAS data developed by HUD using 2000 Census data, 47 percent of the City's very low income households fall within the extremely low income category (see also Table 2-8). Therefore the City's RHNA of 1,922 very low income units may be split into 903 extremely low and 1,019 very low income units. However, for purposes of identifying adequate sites for the RHNA, State law does not mandate the separate accounting for the extremely low income category.

Units Approved

~~In addition to units constructed, several residential development projects have already been approved by the city of Carlsbad. Overall, these projects will add over 1,900 new units to Carlsbad (Table 4.3-1), inclusive of 135 affordable units (18 very low and 117 low income units) as required by households and 40 units for moderate income households, based on the City's inclusionary housing program or anticipated sales prices.~~

Table 4.3-1: Housing Production: Jan. 1, 2010 through Dec. 31, 2012						
Project Name	Household Income					Subsidy
	Very Low	Low	Moderate	Above Moderate	Total	
<u>Completed/Under Construction</u>	<u>46</u>	<u>24</u>	<u>103</u>	<u>935</u>	<u>1,108</u>	
<u>Various Market Rate</u>				<u>935</u>	<u>935</u>	<u>n/a</u>
<u>La Costa Condominiums</u>		<u>9</u>	<u>49</u>		<u>58</u>	<u>Inclusionary (Low)/rental price (Mod) (\$2,100-2,800/mo)</u>
<u>Tavarua Senior Apartments</u>	<u>35</u>	<u>15</u>			<u>50</u>	<u>Affordable agreement with City recorded</u>
<u>La Costa Bluffs</u>			<u>24</u>		<u>24</u>	<u>Based on rental price (\$2,000-2,300/mo)</u>
<u>Vitalia Flats</u>			<u>14</u>		<u>14</u>	<u>Based on anticipated rental price</u>
<u>Smerud Duplex</u>			<u>2</u>		<u>2</u>	<u>Based on anticipated rental price</u>
<u>Roosevelt Gardens</u>	<u>11</u>				<u>11</u>	<u>Affordable agreement with City recorded</u>
<u>Second Dwelling Units</u>			<u>14</u>		<u>14</u>	<u>Based on anticipated rental price</u>
<u>Approved but not yet built</u>		<u>99</u>	<u>64</u>		<u>163</u>	
<u>Encinas Creek Apartments (fka Cantarini/Holly Springs)</u>		<u>63</u>	<u>64</u>		<u>127</u>	<u>Inclusionary (Low) and aAnticipated rentalSale pPrice (Mod)</u>
<u>Dos Colinas (Senior)</u>		<u>24</u>			<u>24</u>	<u>Inclusionary</u>
<u>Roosevelt Street Resid.</u>		<u>7</u>			<u>7</u>	<u>Inclusionary</u>
<u>Seascape</u>		<u>2</u>			<u>2</u>	<u>Second dwelling unit; based on anticipated price</u>
<u>Lumiere Carlsbad Village</u>		<u>2</u>			<u>2</u>	<u>Inclusionary</u>
<u>State Street Mixed Use</u>		<u>1</u>			<u>1</u>	<u>Inclusionary</u>
<u>Total</u>	<u>46</u>	<u>123</u>	<u>167</u>	<u>935</u>	<u>1,271</u>	
<u>Source: City of Carlsbad, 2012.</u>						

Table 3-1
Housing Production: January 1, 2003 through December 31, 2006

	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total ¹
Constructed	85 ²	573	362	3,440	4,460
Under Construction ³	100	134	10	338 ⁵	582
Approved ⁴	18	77	40	1,783 ⁵	1,918
Total	203	784	412	5,552	6,951
RHNA	1,922	1,460	1,583	3,411	8,376
RHNA Remaining	1,719	676	1,171	—	3,566

Notes:

¹Total does not include 71 units for which sales price and rent information could not be obtained; likely, these units would be considered as above moderate income units.

²Includes 32 units deed restricted to extremely low income households.

³“Under Construction” figures are based on active, issued residential permits as of 12/31/06. Further, units shown as low or very low income have approved affordable housing agreements or are second dwelling units (9 total); for moderate income projects, figures are based on rental information obtained; remaining under construction units are assumed to be all above moderate income.

⁴“Approved” represents projects that have received, at a minimum, tentative map approval. However, all very low and low income units shown in this category have received all discretionary permits. The projects contributing to the very low and low income units are identified in Table 3-2 under “affordable units approved.”

⁵Based on historic data, the City estimates that the majority of units approved or under construction and not specifically approved or designated as lower or moderate income units will be affordable to above moderate income families. However, since rents and sales prices of the above moderate income units shown are not yet known, some of the units could be placed in other income categories.

Source: City of Carlsbad, January 2007.

Table 3-2
Affordable Housing Production

Projects/Quadrant	Type	Extremely Low Income ¹	Very Low Income ¹	Low Income ¹	Moderate Income ²	Total
Affordable Units Constructed 2003-2006						
Pacific View/NW	Apts	—	—	111	157	268
Mariposa/NE	Apts	32	—	73	—	105
Casa Laguna/NW	Condos	—	—	2	—	2
La Paloma/SE	Apts	—	53	127	—	180
Bressi Ranch (Mulberry)/SE	TH	—	—	100	—	100
Village by The Sea/NW	Condos	—	—	11	—	11
The Tradition/SW	Apts	—	—	24	97	121
Farber/NW	Condos	—	—	2	—	2
Rose Bay/SE	TH	—	—	24	—	24
The Summit (Marbella)/NW	Apts	—	—	29	94	123
Pirineos Pointe/SE	Condos	—	—	—	14	14
Laguna Pointe/NW	Condos	—	—	3	—	3
Second Dwelling Units ³ /Various	SDUs	—	—	67	—	67
Subtotal:		32	53	573	362	1,020

Table 3-2 Affordable Housing Production						
Projects/Quadrant	Type	Extremely Low Income ¹	Very Low Income ¹	Low Income ¹	Moderate Income ²	Total
<i>Affordable Units Under Construction (estimated completion in 2007/2008)</i>						
Hunter's Point ³ /SE	Apts	—	90	78	—	168
Cassia Heights ^{4,5} /SE	Apts	—	—	56	—	56
The Bluffs ⁵ /NW	Condos	—	10	—	—	10
Marbella (remainder) ⁵ /NE	Apts	—	—	—	10	10
Subtotal:		—	100	134	10	244
<i>Affordable Units Approved</i>						
Cantarini/Holly Springs/NE	Apts	—	—	40	40	80
Poinsettia Place/SW	Condos	—	7	7	—	14
Roosevelt Gardens ^{4,5} /NW	Condos	—	11	—	—	11
Poinsettia Commons ⁵ /SW	Condos	—	—	12	—	12
La Costa Condominiums/SE	Condos	—	—	9	—	9
La Costa Village Center/SE	TH	—	—	9	—	9
Subtotal:		—	18	77	40	135
Total		32	171	784	412	1,399
Apts = Apartments; Condos = Condominiums; TH = Townhomes Notes: ¹ All extremely low, very low, and low income units in the projects presented in this table are or will be deed restricted according to the City's Inclusionary Housing program. ² All moderate income units are not deed restricted; categorization as moderate income units is based on price data supplied by developers (for Marbella) or density (for Cantarini/Holly Springs, which has a density of 12.88 units per acre). ³ Pursuant to City regulations, second dwelling units, if rented, must be rented at rates affordable to low income households. ⁴ These projects do not fulfill another project's inclusionary needs and are developed outside of the City's Inclusionary Housing Program. ⁵ As of December 2008, these projects are under construction or completed. Source: City of Carlsbad, December 2008.						

Summary

Table 4.3-12 summarizes the City's progress toward meeting the RHNA. housing production and Table 3-2 provides a detailed accounting of the affordable units, including moderate income units, built during 2003-2006 as well as currently under construction. With units constructed, under construction, and entitled, the City has already met its RHNA obligation for above moderate income housing and a portion of its obligation for lower and moderate income housing. Overall, the City has a remaining RHNA of 3,566,436 lower income and 895 moderate income units; the city must demonstrate the availability of residential sites at appropriate densities to accommodate these units which must be met by designating sites at appropriate densities.

Table 4.3-2: Progress Toward Meeting the RHNA					
	<u>Household Income</u>				
	<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>	<u>Above Moderate</u>	<u>Total</u>
<u>Constructed/Under Construction</u>	<u>46</u>	<u>24</u>	<u>103</u>	<u>935</u>	<u>1,108</u>
<u>Approved</u>	<u>0</u>	<u>99</u>	<u>64</u>	<u>**</u>	<u>163</u>
<u>Total</u>	<u>46</u>	<u>123</u>	<u>167</u>	<u>935</u>	<u>1,271</u>
<u>RHNA</u>	<u>912</u>	<u>693</u>	<u>1,062</u>	<u>2,332</u>	<u>4,999</u>
<u>RHNA Remaining</u>	<u>866</u>	<u>570</u>	<u>895</u>	<u>1,397</u>	<u>3,728</u>
<u>Source: City of Carlsbad, Dyett & Bhatia, 2013.</u>					
<u>** Above moderate housing projects that are approved but not constructed or under construction are accounted for in the vacant and underdeveloped sites inventory.</u>					

Residential Assumptions for Sites Inventory

This section describes assumptions for how the sites inventory was determined, particularly as it relates to sites appropriate for lower income households. This includes reasonable capacity, appropriate densities (General Plan land use designations), site conditions, and locations. Unique site conditions exist in certain areas, namely the Village and Barrio; these are discussed below.

Pursuant to State law, the City must demonstrate that it has adequate vacant residential sites at appropriate densities and development standards to accommodate the City's RHNA. Based on Table 3-1 above, the City's remaining RHNA is as follows:

- Very Low Income: 1,719 units
- Low Income: 676 units
- Moderate Income: 1,171 units
- Above Moderate Income: 0 units

Reasonable Capacity Assumptions

Reasonable capacity is calculated for each site based on environmental constraints, site size, and the minimum permitted density.

- **Environmental Constraints.** The following residential sites inventory represents sites at either existing or anticipated densities that would accommodate the remaining need. All "number of unit" yields for "unentitled" and "underutilized" sites (the latter defined below) are determined after Deductions are made for site constraints, which include steep slopes of 25 percent and greater, water bodies, and San Diego Gas and Electric transmission corridors. Constraint deductions were not made for properties in the City's Village Redevelopment Area or proposed Barrio Area as these areas are in urbanized, developed settings, are not traversed by transmission corridors, and are on flat terrain. Infill developments also do not typically require land dedication for schools or roadways.
 - 50 percent of the land area on 25-40% natural slopes are assumed to be available for development
 - Natural slopes greater than 40 percent are excluded from capacity calculations
 - Areas within the 100-year flood zone are excluded from capacity calculations

- **Multiple Land Use Categories.** ~~Finally,~~ ~~the~~ acreage of any unentitled or underutilized ~~site~~~~parcel~~ with more than one General Plan designation (e.g. RH/O/OS) is appropriately adjusted so unit yields are based only on the portion of acreage reflective of the residential designation.
- **“Underutilized” Sites.** ~~These~~ are ~~properties~~~~sites~~ not developed to their full potential, such as an older residence on a large lot designated for multi-family residential. The ~~City~~ considers a property underutilized if its improvement value is less than its land value, with values as determined by the San Diego County Assessor.² Other factors considered and reflected in the ~~City~~’s sites selection include absentee ownership and the condition/age of the structure on the property. ~~All underutilized properties are in the City’s Northwest Quadrant, (greater than 55 years).~~
- **Parcel Size (outside the Village and Barrio).** With the exception of parcels in the ~~City’s~~ Village Redevelopment Area and ~~proposed~~~~the~~ Barrio area, which have the highest densities allowable, all underutilized lands counted in Tables 3-4, 3-6, and 3-9 have a minimum site size of all sites that have been assumed to have additional development potential for lower and moderate income housing are at least 0.24 acre in size, —a threshold where infill development and redevelopment have occurred in recent years, as shown in Table 4.3-3.

<u>-Table 4.3-3: Approved Multi-Family Projects on Small Sites</u>				
<u>Project</u>	<u>Site Size (in acres)</u>	<u>Units</u>	<u>Density (du/ac)</u>	<u>Approval Date</u>
<u>Acacia Estates</u>	<u>0.32</u>	<u>4</u>	<u>13</u>	<u>2005</u>
<u>Tamarack Beach Lofts</u>	<u>0.22</u>	<u>4</u>	<u>18</u>	<u>2006</u>
<u>Chestnut 5 Condos</u>	<u>0.27</u>	<u>5</u>	<u>18.5</u>	<u>2008</u>
<u>Walnut Condos</u>	<u>0.80</u>	<u>15</u>	<u>18.8</u>	<u>2008</u>
<u>Seabreeze Villas</u>	<u>0.69</u>	<u>12</u>	<u>17.4</u>	<u>2011</u>
<u>La Costa Bluffs</u>	<u>1.56</u>	<u>24</u>	<u>15.4</u>	<u>2011</u>
<u>Vista La Costa</u>	<u>0.88</u>	<u>19</u>	<u>21.6</u>	<u>2012</u>

- **Existing Units to Remain.** Any existing units on underutilized parcels are also deducted before determining unit yields, resulting in a “net” unit value.³
- **General Plan Land Use Designation and Corresponding Zoning District.** Allowed density is based on the General Plan land use designation and its corresponding minimum density, as described in the sites inventory and the “Relationship between Affordability and Density” subsection below. The zoning district specifies other site regulations such as parking and lot coverage requirements.
- **Assumed Density.** Each of the city’s residential land use designations specifies a density range that includes a minimum density, maximum density, as well as a Growth Management Control

² Many economic development experts use an improvement-to-land value of 2.0 or ~~more-less~~ for identifying underutilized properties for mixed use development. The ~~City~~’s use of a ratio of less than 1.0 represents a relatively conservative assumption.

³ When developing the RHNA, SANDAG has already included a replacement factor – an estimated number of existing units that may be demolished to make way for new construction. Therefore, the RHNA is a gross production requirement. The ~~City~~’s sites inventory accounts for a net production capacity by discounting the existing units on site. Therefore, again, the ~~City~~’s estimate of capacity is more conservative compared to the RHNA.

Point (GMCP) density (the GMCP density ensures residential development does not exceed the number of dwellings permitted in the city per the city's Growth Management Plan). In the sites inventory, the minimum density is the assumed "reasonable" density for the purposes of accommodating housing affordable to lower and moderate income households.

- **Residential on Commercial Sites (Mixed Use).** The General Commercial, Local Shopping Center and Regional Commercial land use designations represent the city's mixed use districts that permit residential uses as part of a mixed use development. Capacity on these sites is assumed at a minimum of 15 units per acre on 25 percent of the developable site area (the other 75 percent is assumed for non-residential uses). These sites are listed in Appendix B (Table B-5) of the inventory since they support the General Plan vision and are good residential sites for moderate income households. However, the General Plan does not designate residential capacity to these sites (an excess dwelling unit allocation is required) and they are not necessary to meet the RHNA; therefore, these sites are only included in the Appendix B as additional possible residential sites.
- **Infrastructure Availability.** Sites are only included if necessary infrastructure is available or planned. Any exceptions are described below.

Reasonable Capacity in the Village

Pareels in the City's Redevelopment Area, which encompasses downtown Carlsbad, are considered underutilized if their development potential has not been maximized as determined by the City's Housing and Redevelopment Department and explained below. The Village is the densest district in Carlsbad – with the best access to shopping, services, and public transit. Because of this accessibility, it represents a good opportunity for the development of affordable housing for a range of income levels.

As noted above, the minimum parcel size counted in the Village, for both underutilized and a small number of vacant properties, is different than elsewhere in Carlsbad. In addition to the general assumptions above, in the Village, the minimum parcel size included in the sites inventory is 0.13 acre, although which is the minimum deemed feasible for multi-family development; the average size is 0.40 acre. Counting a This relatively smaller minimum parcel size is appropriate in the Village because:

1. Village development standards, such as building reduced setbacks and parking requirements, and increased lot coverage, are more relatively flexible and in some cases less stringent than similar standards for properties elsewhere, outside the Village Redevelopment Area. In November 2007, the City Council and Housing and Redevelopment Commission approved changes to Village Development standards that allowed higher densities (up to 35 units per acre), reduced setbacks and parking requirements, and increased lot coverage.
2. Planned residential densities are higher in the Village, a minimum of 18 or 28 units per acre (maximum of 23 or 35 units per acre), depending on the district, allowing at least two units on a 0.13-acre site.
23. In line with the recently approved changes and as further discussed below, this Housing Element proposes a minimum density of 18 units per acre in some Village land use districts, and 28 units per acre in others, both of which represent 80 percent of the respective district's maximum density); this density of 28 units per acre is higher than proposed or existing minimum densities elsewhere in Carlsbad (with the exception of the proposed Barrio Area). Both proposed minimum densities in the Village potentially yield two units in a mixed use development to be built on the minimum lot size. The Village land use designations permit mixed-use development, in which residences are likely to be smaller apartments or condominiums on the upper floors. While the City encourages

mixed-use projects in the Village, development of stand-alone high-density residential projects ~~are~~ also permitted and would yield even more units. To account for non-residential uses, a conservative 50 percent of the potential capacity of units is assumed, while the other 50 percent of developable area could be used for non-residential uses.

- ~~3. Residences in a mixed-use development are likely to be either smaller apartments or condominiums on the upper floors.~~

Reasonable Capacity in the Barrio

~~In the proposed Barrio Area, the minimum parcel size counted is 0.16 acre and the average is 0.54 acre. As discussed below,~~ The Barrio is an existing, well-established neighborhood just south of the Village Redevelopment Area and west of Interstate 5. A mix of older single-family homes, condominiums, and apartments ~~compose~~ exist in the Barrio, and a number of the properties are underutilized and absentee-owned. Furthermore, the connection between ~~the Barrio~~ and the commercial ~~features-services in~~ the Village, as well as easy access to nearby train and bus services and Interstate 5, ~~making~~ make the Barrio area appropriate for ~~consideration for~~ more dense residential uses.

~~Though property values in the Barrio area remain high, the neighborhood could benefit from additional investment. Since 2000, the city has made a number of substantial public improvements in the area totaling more than \$28 million, including utility undergrounding, storm drain and street improvements, and park and senior center enhancements. For these and other reasons,~~ Carlsbad considers the area appropriate for redevelopment at standards and densities similar to the maximum densities ~~recently~~ approved for the Village. Therefore, the ~~C~~city believes consideration of a lot size smaller than 0.24 acre, as is the minimum in locations outside the Village and ~~proposed~~ Barrio areas, is acceptable. In the Barrio, the minimum parcel size included in the sites inventory for lower and moderate income housing is 0.16 acre, except for the Harding Street Neighbors, LP parcels described below, and the average is 0.58 acre.

Harding Street Neighbors, LP

On Jan. 29, 2013, the City Council authorized financial assistance (\$7.4 million) to assist a developer acquire existing duplex units located in an area of the Barrio comprised of 27 parcels along Harding Street, Carol Place and Magnolia Avenue, generally north of Tamarack Avenue, south of Magnolia Avenue, east of Jefferson Street and west of Interstate 5. The intent of the property acquisition is to consolidate the parcels and construct a new 140 unit high density (minimum 23 du/ac) lower income affordable housing development. Twenty-two of the 27 parcels associated with the property acquisition are smaller (.13 to .15 acre) than the minimum parcel size for the Barrio (.16 acre); however, based on the approved funding agreement and intent to consolidate the lots for the purpose of constructing affordable housing, these 27 parcels are included in the sites inventory and combined can accommodate 140 lower income housing units. The funding agreement calls for acquisition and redevelopment of the site to be completed by Dec. 31, 2018.

Other Lot Consolidation Opportunities

In addition to the Harding Street Neighbors, LP project described above, The ~~C~~city will encourage the consolidation of other small parcels in order to facilitate larger-scale developments. Specifically, the ~~C~~city will continue to make available an inventory of vacant and underutilized properties to interested developers, property owners, market infill and redevelopment opportunities throughout the ~~C~~city, particularly in the Village ~~Redevelopment Area and proposed~~ and Barrio ~~Area~~, and meet with developers

to identify and discuss potential project sites. For the Barrio ~~Area~~, ~~incentives shall be developed to the city shall~~ encourage the consolidation of parcels and enhance the feasibility of affordable housing ~~through application of standards modifications, non-conforming use regulations, and updates to the city's Zoning Ordinance.~~ These incentives shall include increased density and other standards modifications. Additional incentives are not necessary for the Village Redevelopment Area as standards modifications (including increased density) are already permitted for affordable housing, “green” buildings, and projects which meet the goals and objectives of the Village (which include residential and mixed use developments).

Correlation between Affordability and Density

Table 3-3 presents a list of the City's recent affordable housing projects and their associated densities. Most of the City's affordable housing developments have been developed at a density between 10 and 20 units per acre, although two projects (Cassia Heights and Village by The Sea) did exceed 20 units per acre. These development practices demonstrate that affordable housing for lower income households can be achieved in the City's Residential Medium High Density land use designation (“RMH,” between 8 and 15 units per acre [du/ac], with a Growth Management Control Point of 11.5 du/ac) and the Residential High land use designation (“RH,” between 15 and 23 du/ac with a Growth Management Control Point of 19 du/ac). The Growth Management Control Point is typically the density below or at which development has historically occurred. Furthermore, when a density bonus is applied to the RH designation, the maximum density can potentially reach 31 units per acre (at a maximum density bonus of 35 percent).

Given the market conditions in Southern California, particularly in the San Diego region, housing affordable to lower income households cannot be accommodated by the market without some form of financial subsidies, regardless of density. Affordable housing projects shown in Table 3-3 were achieved with financial subsidies from the City. Average per-unit subsidy of subsidized units was about \$18,470. This level of subsidy is modest and less than that for most affordable housing projects in the North San Diego County area at densities around 20 units per acre.

At 30 units per acre, typically subterranean parking would be required, substantially increasing the average subsidy required to make the units affordable to lower income households. The cost savings from economies of scale for housing production do not usually break even until the density is substantially increased to beyond 30 units per acre. To expand the capacity for additional development, at appropriate locations—Village Redevelopment Project Area—the City is encouraging mixed use development at 35 units per acre.

**Table 3-3
Recent Affordable Housing Projects
(Built and Under Construction)**

Project	Number of Units (Total/ Affordable)	Year of Completion	Project Density	Affordability	Average Subsidy/Unit
Mariposa Apartments	106	2004	14.9 du/ac ¹	100% Lower Income	\$10,000 (AB 16,929) ²
Pacific View/Kelly Ranch	451/111	2004	13.7 du/ac	25% Lower Income/ Market Rate	None
La Paloma	180	2005	11.5 du/ac	100% Lower Income	\$11,500 (AB 16,823)
Mulberry	100	2005	17.6 du/ac	100% Lower Income	\$20,000 (AB 17,832)
Rose Bay	24	2005	8.2 du/ac	100% Lower Income	None
Village by The Sea	65/11	2005	22.9 du/ac	17% Lower Income/ Market Rate	\$20,000 (AB 18,252)
Marbella	143/29	2006	11.4 du/ac	20% Lower Income/ Market Rate	None
Cassia Heights	56	2007	21.1 du/ac	100% Lower Income	\$50,523 (AB 18,025)
Hunter's Pointe	168	2007	10.6 du/ac	100% Lower Income	\$11,500 (AB 18,251)
Roosevelt Gardens	11	2008 (estimated)	19.5 du/ac	100% Lower Income	\$141,993 (AB 19,183)

Note: ¹"du/ac" is dwelling units/acre.

²"AB 16,929" (or other number) identifies the City Council agenda bill number from which the subsidy amount was obtained.

High Density Residential (RH) Sites

Table 3-4 provides a summary of high density residential sites in the City that can facilitate the development of lower income housing. The City has a limited inventory of unentitled RH land that is either vacant or underutilized, and available for residential development. As shown in the appendix, these parcels are mostly under one acre in size. Despite their small sizes, such sites are proven producers of multi-family housing, as **Table 3-5** demonstrates. Because of the proven yield realized from small properties, the City considers these small properties as valid sites in its high density land inventory. To further facilitate multi-family residential development, this Housing Element includes a program to amend the RH land use designation to require development at a minimum 20 units per acre. Additionally, the proposed Barrio Area is identified as a RH site because of the high density land use proposed there; it may, however, receive a different high density land use designation than RH.

Table 3-4 Existing and Proposed High-Density Residential (RH) Sites				
Property	APN	Acre	Density	Number of Units ¹
<i>Vacant Residential Sites currently designated RH</i>				
Robertson Ranch	Portions of 168-050-47, 208-010-36	22	20-22.3 du/ac ²	465 ²
Unentitled Land	Various (see Appendix C)	12	20 du/ac ³	237
Subtotal				702
<i>Vacant Residential Site proposed to be designated RH</i>				
Bridges at Aviara Affordable Housing Component ⁴	Portions of 215-050-44 and 47	2.6	25	76
Subtotal				76
<i>Vacant Non-Residential Sites proposed to be designated RH</i>				
Ponto ⁴	216-140-17	6.4	20 du/ac	128
Quarry Creek ⁴	Portions of 167-040-21	15	20 du/ac	300
Subtotal				428
<i>Other</i>				
Underutilized RH Sites	Various (see Appendix D)	0.26	20 du/ac ³	8
Proposed Barrio Area ⁴	Various (See Appendix G)	14	28 du/ac	256
Subtotal				264
Total				1,470
Notes: ¹ Number of units does not always reflect acreage multiplied by density because of rounding and other factors. ² General Plan Amendment (GPA) and Master Plan approved to allow the densities and number of units shown. Number of units includes 78 high-density, lower income units under construction (Glen Ridge) as of October 2008. These units are not reflected in Table 3-2. ³ City commits to process a GPA to increase minimum density to 20 du/ac on these sites (New Program). ⁴ More information about these projects is provided below. Source: City of Carlsbad, December 2008				

Table 3-5
Approved Multi-Family Projects on Small Sites

Project	Site Size (in acres)	Units	Density	Approval Date
Ayoub Triplex	0.19	3	15.8 du/ac	2000
Ocean Breeze Condos	0.31	5	16.0 du/ac	2002
Acacia Estates	0.32	4	12.5 du/ac	2005
Tamarack Beach Lofts	0.22	4	18.0 du/ac	2006
La Vereia	0.41	5	12.2 du/ac	1998

Specific Sites Proposed to be Designated RH

Four different sites are proposed for redesignation to RH. For three of them, the City would propose the redesignation; the other site would be developer initiated. Details of each follow:

1. ~~**Bridges at Aviara Affordable Housing Component:** A developer has filed applications, including a zone change and general plan amendment, to redesignate and develop and preserve approximately 60 vacant acres in the Southwest Quadrant. The proposed project would feature 428 condominiums for senior residents and 76 apartments units on a proposed 2.6-acre site. Occupancy of the 76 apartments would be restricted to lower income families. Much of the property would be set aside as open space to preserve natural habitat. Current zoning for the affected acreage is L-C (Limited Control) and R-1 (One-family Residential). Current general plan is RLM (Residential Low Medium Density) and OS (Open Space).~~
1. ~~**Ponto:** Ponto is the name given to a 130-acre area located near Carlsbad State Beach in the southwestern part of the City. Ponto also falls within the South Carlsbad Coastal Redevelopment Area. The Ponto Beachfront Village Vision Plan is intended to provide guidance for the development of a 50-acre portion of Ponto. This Vision Plan, approved by the City in 2007, designates approximately 6.4 vacant acres for high density residential. This property has a current zoning of P-C and a combination general plan designation of U-A/T R/C (Unplanned Area/Travel-Recreation/Commercial). Per the Vision Plan, the City would amend the general plan to designate the property RH. The environmental impact report for the Ponto Beachfront Village Vision Plan has been certified by the City, although the report is the subject of litigation regarding financial contributions towards off-site improvements.~~
1. ~~**Quarry Creek:** The site of the former South Coast Materials Quarry that ceased mining operations in 1995, Quarry Creek is an approximately 100-acre parcel bisected by Buena Vista Creek and bordered by commercial and residential uses, the 78 Freeway, and open space. The majority of the property is vacant; some buildings from the quarry operation remain, and recycling of used concrete and asphalt materials continues on a temporary basis on site. The site is undergoing soil remediation and reclamation planning as required by the State Surface Mining and Reclamation Act (SMARA) and a draft environmental impact report on the reclamation plan was released for public review in September 2008. Quarry Creek, which is located in the Northeast Quadrant, has a current zoning of R-1 10,000 (One family residential, minimum 10,000 square-foot lot size) and M (Manufacturing) and general plan designations of RLM (Residential Low Medium Density) and OS (Open Space). The City proposes to redesignate a portion of the property to RH with an appropriate zoning. The City also proposes to redesignate another portion of the property to RMH (see Table 3-9). Quarry Creek is unique in that it is part of the only area in the City without a Local Facilities Management Plan; this plan must be adopted before any development may occur. A developer has filed an application to initiate the master planning of Quarry Creek in a manner consistent with the City's residential land-use and density objectives for the property.~~
1. ~~**Proposed Barrio Area:** The Barrio is an approximately 100-acre urbanized area in the City's Northwest Quadrant originally developed by Hispanic immigrants in the 1920s. Mostly developed, the Barrio Area is west of Interstate 5, east of the railroad tracks and south of the Village Redevelopment Area. Roughly at the center of the Barrio Area are the recently expanded Pine Avenue Park, Chase Field, and the City's newly remodeled senior center. Along with these open space and community uses, existing land uses include medium and lower density residential and higher density, multi-family uses. A few Barrio properties are developed with neighborhood~~

commercial uses, and the area is well served by churches and a multitude of services in the adjacent Village Redevelopment Area.

While ideally located next to major transportation, shopping and recreation (including Carlsbad State Beach less than one mile to the west), the Barrio Area has a significant number of older, underutilized properties with high absentee ownership. Of the nearly 320 properties in the Barrio Area, over 25 percent have structures at least 55 years of age, 60 percent are absentee-owned, and 55 percent of the properties have improvement values less than their land values. Similar to many older neighborhoods, the Barrio has been transitioning from predominantly family-owned occupancy to non-owner occupancy. Consequently, many older and substandard buildings exist in the area, and many properties are not being adequately maintained.

Though property values in the Barrio Area remain high, the neighborhood could benefit from additional investment in property improvements. Since 2000, the City has made a number of substantial public improvements in the area, including utility undergrounding, storm drain and street improvements, and the previously mentioned park and senior center enhancements. Future public improvements are also planned. Despite the public investment that has and is planned to occur, there has not been significant private investment in the development and improvement of the Barrio.

A disincentive to private investment is the fact that many Barrio Area properties are already developed at densities exceeding 30 units per acre. This is well in excess of currently permitted densities for most Barrio Area properties of six and 11.5 units per acre. Development exceeding currently permitted densities is considered non-conforming. The City's municipal code severely restricts the amount and type of improvements that can be undertaken to improve and enhance a non-conforming use, which is an impediment to reinvestment in the Barrio.

Though master planning efforts for the Barrio Area failed in 1995, a group of citizens has requested the City begin such efforts again to promote revitalization of the Barrio Area. The Carlsbad City Council has directed the Planning Department to begin this process. Based on a land use study prepared by the group of citizens, Carlsbad believes the Barrio Area can be redeveloped, and private investment encouraged, if appropriate and tailored development standards and densities to permit a combination of mixed use, medium-high, and high density residential uses are adopted. The City further believes, similar to recent development standard changes approved for the Village Redevelopment Area, that master planning should consider provisions appropriate to allow high density and mixed use development in some parts of the Barrio with a minimum density of 28 units per acre. Additionally, the City will develop a program to encourage lot consolidation in the Barrio Area. Housing Element Appendix G identifies Barrio Area properties, including those with adjoining ownership, and the proposed density for each property.

The properties considered as part of the Barrio Area for Housing Element purposes are identified in Appendix G. Appendix G also identifies the properties the City has counted to determine the potential unit yield and the reasons those properties were counted. The yield has been divided over three densities or residential categories as shown in Tables 3-4, 3-6, and 3-9.

It is anticipated that a master or specific plan will be developed for the Barrio Area, either as a stand-alone document or as part of a larger plan for both the Barrio and Village Redevelopment areas. Since the redevelopment designation for the Village area will expire in 2009, the City will replace the current Carlsbad Village Redevelopment Master Plan and Design Manual, which

provides development and use standards for the redevelopment area, with a master or specific plan. Because of the adjacency of both areas, a single plan may be developed for both areas.

Whether as a stand-alone or combined document, the master or specific plan would establish a new or unique land use designation that permits high densities in excess of the current RH land use designation, which permits a maximum of 23 units per acre. However, since RH is the City's only current high density land use designation, it used to designate the proposed high density for the Barrio Area as well.

RH Mixed Use Sites

The City's satisfaction of its RHNA also relies upon existing and proposed "mixed use" sites. For purposes of this Housing Element, mixed use describes properties where both commercial and residential uses either are permitted or proposed on the same or adjacent sites. Mixed use may be "horizontal," with different uses located on adjoining sites, or it may be "vertical," with residences, for example, located above shops in a multi-story building. **Table 3-6** lists residential potential in the City's planned mixed use and existing redevelopment areas where lower income housing also may be feasible.

Table 3-6				
Existing and Proposed RH Mixed Use Sites				
Property	APN	Acres	Density	Number of Units¹
<i>Proposed Vacant Mixed Use Site</i>				
Commercial Mixed Use Ponto ²	Portion of 216-140-18	2.8 (approx)	20-du/ac	28
<i>Proposed Shopping Center Mixed Use Sites</i>				
Various (see Table 3-7) ²	Various	Various	20-du/ac	525
<i>Existing Village Mixed Use Sites (underutilized and vacant)</i>				
Village Redevelopment Area ²	Various (see Appendix F)	71.5	18 and 28 du/ac ³	875
<i>Proposed Barrio Area (primarily underutilized)</i>				
Barrio Area ²	Various (see Appendix G)	5	28-du/ac ³	45
Total				1,473
Notes:				
¹ Number of units does not always reflect acreage multiplied by density because of rounding, planned mixed use developments, and other factors. Number of units also reflects deductions for any existing units.				
² More information about these projects is provided in the text below.				
³ The City commits to adopting a policy to establish the minimum densities shown.. Only 50% of the potential yield for both Village and proposed Barrio Area Mixed Use sites is considered. For the Village, only 1.7 acres of the total acres shown are vacant.				
Source: City of Carlsbad, August 2007 and March 2008				

Proposed Vacant Mixed Use Site

Also discussed above, the draft Ponto Beachfront Village Vision Plan prepared by the City designates an approximate six-acre area as a mixed use center where residential would be permitted in a vertical or horizontal arrangement. The City commits to the development of 28 dwelling units on the site at a density of 20 units per acre. This property has a current zoning of P-C and a combination general plan designation of U-A/T R/C/OS (Unplanned Area/Travel Recreation/Commercial/Open Space). This designation would be changed to an appropriate mixed use designation that facilitates high density development.

Proposed Shopping Center Mixed Use Sites

~~Carlsbad recognizes the increasing pressure on cities to encourage smart growth developments; that is, developments which recognize the importance of sustainability and balance social, economic, and environmental needs through the development of mixed use commercial and high density residential projects. The City is also aware that it has a finite supply of raw land. For these reasons, Carlsbad sees its many shopping center sites as potential locations for high density housing. As potential mixed use sites, they would comply with General Plan objectives for medium and high density uses calling for close in, convenient shopping for the City residents and proximity to transportation corridors and employment areas.~~

~~Currently, outside the Village Redevelopment Area, residential uses above the ground floor of a multi-story commercial building are conditionally permitted in the zones applied to shopping centers (i.e., C-1 [Neighborhood Commercial], C-2 [General Commercial], and C-L [Local Shopping Center]). Recognizing the potential for residential mixed with existing or redeveloped commercial uses, this Housing Element includes a new program to develop new standards to permit by right multi-family housing in the City's commercial zones at a minimum density of 20 du/acre.~~

~~While residential development would not be mandatory upon any shopping center development or redevelopment proposal, the City believes the shopping centers identified in **Table 3-7** have the potential to initiate mixed use development within this Housing Element cycle. The City has identified these centers as potential mixed use sites for various reasons, including functional obsolescence due to small supermarket and/or property size and poor vehicular circulation; underutilization of property; undeveloped property; and City ownership of surrounding property. One of these centers, Plaza Camino Real, has already been the subject of redevelopment discussions between the City and mall owners. Plaza Camino Real, a regional mall along Highway 78 developed in the late 1960s, is entirely surrounded by parking on property owned by the City of Carlsbad.~~

~~The dwelling unit yield projected for the shopping centers is based on only 25 percent of each center's acreage redeveloping with residential uses at 20 units per acre. This assumption recognizes that not all shopping centers will propose mixed use; for those that do, the 25 percent limitation also recognizes the importance of maintaining sites for commercial uses in the City.~~

~~(Table 3-7 identifies only select shopping centers; the proposed program to allow mixed uses at shopping centers would apply to all shopping centers and shopping center sites in Carlsbad.)~~

**Table 3-7
Shopping Centers with High Density, Mixed Use Potential**

Use	Location	Quadrant	APN	Aeres	Existing Zoning ¹	Existing General Plan ²	Number of Units ³
Von's Center	Interstate 5 and Tamarack	Northwest	206-050-16—20	5	C-1	L	25
Von's Center	El Camino Real and La Costa Ave	Southeast	216-124-11, 13, 15, 16, and 17	8	C-1-Q	L, L/OS	42
Country Store	El Camino Real	Northwest	207-101-24	5	C-2/C-2-Q	L	25
Plaza Camino Real	El Camino Real and Marron Rd.	Northwest	156-301-06, 10, and 11; 156-302-14 and 24	57 (parking lot only)	C-2	R	285
Sunny Creek (undeveloped)	El Camino Real and College Blvd	Northeast	209-090-11	17.6	C-L	L	88
North County Plaza	Marron Rd and Jefferson St	Northwest	156-301-16	12 (excludes creek)	C-2-Q/OS	OS/R	60
Total							525

Notes

¹ Zoning symbols are: C-1 (Neighborhood Commercial); C-2 (General Commercial); C-L (Local Shopping Center); O-S (Open Space); R-P (Residential Professional); Q (Qualified Development Overlay Zone).

² General Plan land use symbols are: L (Local Shopping Center); OS (Open Space); R (Regional Commercial).

³ Number of units is based on 25% of site acreage multiplied by 20 du/ae.

Existing Underutilized and Vacant Mixed Use Sites in the Village

Based on current development trends, the City estimates that significant residential development potential is located in the Village Redevelopment Area, which encompasses the City's downtown and is located in the Northwest Quadrant. Furthermore, the City is encouraging mixed-use developments in its downtown area. Residential development (at a density of up to 35 units per acre) is currently permitted or provisionally permitted on nearly all of the properties in the Village Redevelopment Area, and the potential unit yield in the Village could be more than 1,000. Because most of the properties in the Village allow for mixed uses and do not have any density assigned by right, when the City prepared the 1986 Growth Management Plan, 1,000 units were reserved in the Excess Dwelling Unit Bank for the Village. Over the years, the City has maintained these units specifically for the Village; a major modification of the Excess Dwelling Unit Bank in 2002 did not result in any reduction of the 1,000 units allocated to the Village. More information on the Growth Management Plan and the current status of the Excess Dwelling Unit Bank can be found in Section 4B.

The Carlsbad Redevelopment Agency has seen a renewed interest in developing new projects within the Village Area as a result of 1) the Agency's redevelopment and revitalization focus; 2) public investment in infrastructure and beautification projects; 3) revised development standards; and 3) new urbanism trends.

The Redevelopment Agency's efforts are motivated by the desire to eliminate blight and/or blighting influences (underutilized properties, non-conforming buildings, inadequate buildings, lack of facilities,

etc) within the Village Area. The new urbanism trends are motivated by convenience, employment opportunities and cultural and entertainment offerings.

Carlsbad Village is benefiting from the renewed interest in downtown living, or new urbanism. It took nearly 20 years for the market to support additional residential units within the Village Area. However, recently, the Agency has approved at least 17 new development projects and has additional development applications pending. Of these new development applications, the majority (88%) are for residential and/or mixed use projects which include residential. Examples of recent residential and mixed use developments in the Village Area are provided below and in **Table 3-8**.

In addition, recently the Redevelopment Agency completed a study of its development standards in an effort to support the renewed interest in the Village. Several significant changes were made which support the goal to increase residential development in the Village and mixed use projects (which include residential). Residential density was increased in the Village from a maximum of 23 dwelling units to a maximum of 35 dwelling units, with standards modifications (including increased density) permitted for affordable housing, green buildings, and projects which meet the goals and objectives of the Village (which include residential and mixed use developments). The Agency also revised how it calculates parking and again allows standards modifications (including parking reductions) for the above noted projects. Parking and density are key to continued revitalization and redevelopment of the Village.

Casa Cobra Mixed Use Project

Located at 3190 Roosevelt Street, this project will provide four apartments and 1,500 square feet of retail.



Roosevelt Plaza Mixed Use Project

This project will provide for four apartments and 2,170 square feet of retail/office space at 3135 and 3147 Roosevelt Street.



State Street Mixed Use Project

Located on State Street, between Carlsbad Village Drive and Oak Avenue, this project will provide for six condo units and 1,875 square feet of retail. Approved in 2006, this project has recently filed an amendment to add an additional two units in response to the recent density increase approved in the Village.

Lincoln and Oak Mixed Use Project

This project is located on the corner of Lincoln and Oak and will provide six condos and 1,913 square feet of retail.

Carlsbad Village Townhomes

This project located at 2683 and 2687 Roosevelt Street will provide for eight townhomes, and a four-room Bed & Breakfast Inn.

Madison Square

A total of 4 condominiums will be provided within this project located at 2732 Madison Street on a 0.22 acre parcel.



As identified in **Table 3-8**, several residential and mixed-use projects recently approved or constructed in the Village, including the six highlighted on the previous pages, demonstrate the need for the Village unit allocation and the high-density nature of development occurring there. These projects have an average density of 21 units per acre and all but one (Madison Square) feature non-residential components, such as retail, office, restaurant, and hotel uses. One example of the recent high-density activity in the Village includes Village by The Sea. Village by The Sea, completed in 2005, features ground floor retail space and 65 housing units, eleven of which are deed restricted to low-income families, at a density of 22.9 units per acre. In addition to mixed-use projects, Village residential projects such as the recently approved Madison Square and Roosevelt Gardens are providing high-density affordable housing. An 11-unit development with a density of 19.5 units per acre, all condominiums in Roosevelt Garden will be available for purchase only to low-income households. Both projects and the other recently approved residential and mixed-use developments help fulfill Village Redevelopment Master Plan goals that specify increasing the number, quality, diversity, and affordability of housing units in the Village.

With the recent approval by the City to increase the density in the Village area, the City anticipates increased density in the future. Since approval of the increased density, at least one project has responded by amending the project application to provide additional units at the project.

Many properties in the City's Village Redevelopment Area have the potential to redevelop with mixed uses. Mixed-use as well as high-density residential projects are currently permitted uses in several Village land use districts at densities up to 23 or 35 units per acre. In these districts, the City calculates that approximately 71.5 acres of sites, at a minimum size of 0.13 acre (average size of 0.40 acre), are available for high-density residential and/or mixed-use development. Most (approximately 70 acres) of these sites have existing uses; however, the City's Housing and Redevelopment Department, which is located in the Village area, has completed a site-by-site analysis and determined that these sites have mixed-use redevelopment potential in the near term for one or more of the following reasons:

1. Sites are underutilized, and their development potential has not been maximized;
1. Buildings on the sites have exceeded their useful life of 55 years; and/or
1. Sites have noneconforming uses.

The site-by-site analysis, which also notes parcels that are vacant and available for development, is provided as Appendix F. This analysis, prepared for RHNA purposes, identifies sites that are most likely and feasible for redevelopment over the next few years. These sites account for 57 percent of the total sites that could develop with residential or mixed developments. By no means does this inventory represent all potential redevelopment sites in the Village area. Redevelopment often occurs due to many market, locational, and timing factors, such as existing uses in relation to surrounding uses, intent of property owners, and changing market trends, among others.

As noted in Table 3-6 above, the potential density yield that would be realized from mixed-use development of these properties is 875 units at a minimum density of either 18 units per acre or 28 units per acre, depending on the Village land use district. These minimum density requirements, which are based on 80 percent of the maximum density of the respective district, represents a new Housing Element program as current project densities are permitted within a range of 15 to 23 units per acre in land use districts 5 through 9 and 15 to 45 units per acre in land use districts 1 through 4. (The maximum density is less in land use districts 5 through 9 because these districts transition to single-family home neighborhoods and district 9 also provides tourist-serving uses.) Furthermore, the yield is a very conservative estimate of the number of new homes that could be built in the Village for the following reasons:

1. ~~Land use districts (1, 2, 4, 8, and 9) permit mixed use developments. Districts 2, 4, and 8 also permit high density residential. Further, other Village districts also provisionally permit mixed use and/or high density residential. Development of these other sites could substantially increase the number of units.~~
0. ~~Only unit yields from potential mixed use developments are counted; the 875 units counted in Table 3-6 do not include possible yields from residential-only high density projects, such as the Roosevelt Gardens project previously described. Only mixed use yields are counted as the City is encouraging mixed use development, rather than stand-alone residential projects, to both increase the number of residents in the Village and the amount of commercial uses to serve residents. All projects listed in Table 3-8 except Madison Square are mixed use developments. However, the proposed minimum density of 18 or 28 units per acre would apply to both mixed use and stand-alone residential projects.~~
0. ~~Only 50 percent of the potential yield from mixed use developments at 18 or 28 units per acre is counted. Actual unit yields more than likely would be higher, based on approved densities of actual mixed use projects and the new Housing Element program to require the minimum density of 18 or 28 units per acre, depending on the land use district. Table 3-8 below illustrates this conclusion by providing information about recently approved mixed use projects in the Village. The table also demonstrates the success in developing such projects on small parcels.~~
0. ~~The City will encourage consolidation of smaller properties for larger-scale developments by assisting in site identification. All but two of the recent projects shown in Table 3-8 below involved the consolidation of parcels; these lot mergers occurred without any incentives from the City.~~

Table 3-8
Recent Village Residential and Mixed Use Projects

Project	Acres	Units	Density	Approval Date	Existing Site Uses¹
Casa Cobra	0.24	4	16.7	2006	Two attached residences
Lincoln & Oak Mixed Use	0.40	6	15.0	2006	Detached residence, commercial building
Roosevelt Plaza	0.24	4	16.7	2006	Four residences, commercial building
State Street Mixed Use	0.28	6	21.4	2006	Seven residences
Village By The Sea	2.80	65	22.9	2002	Attached and detached residences
Madison Square	0.22	4	17.1	2006	Vacant ²
Carlsbad Village Townhomes	0.46	9	19.4	2006	Attached residences
Roosevelt and Oak	0.32	6	18.8	2008	Commercial building, detached residences
Lumiere Carlsbad Village Hotel	0.54	12	22.2	2008	Two vacation rental buildings

Notes:

¹Uses on property at time of project approval. All existing uses to be demolished.

²Property previously featured a home demolished in 1994.

All projects listed in Table 3-8 have been successfully approved, and in some cases already constructed, on non-vacant parcels. Furthermore, the Casa Cobra and the Roosevelt and Oak project sites and one of the Roosevelt Plaza properties are identified as “underutilized” in Appendix F. Additionally, none of the projects identified in Table 3-8 are on parcels counted in Appendix F in the density yield for RHNA purposes to avoid double-counting.

Proposed Barrio Area

Details about the proposed Barrio Area are contained in the previous discussion on *High Density RH Sites*. In addition to a purely residential high density component, planning for the proposed Barrio Area estimates the potential for 45 units of high density, mixed use development. Only 50 percent of the yield (at 28 units per acre) from parcels proposed for mixed use development, as shown in Appendix G, is counted.

Medium-High Density Residential Sites

Smaller condominium and townhome units or planned unit developments may be affordable to moderate income households. Table 3-6 presented earlier shows condominium/townhome units affordable to moderate income households based on price data supplied by developers. These units are typically developed on properties designated for Residential Medium High Density (between 8 and 15 units per acre). Table 3-9 provides a summary of Residential Medium High Density sites in Carlsbad. Overall, the City has the capacity to accommodate 537 units at densities adequate to facilitate moderate income housing.

Table 3-9 Existing and Proposed Medium-High Density Residential (RMH) Sites				
Property	APN	Aeres	Density	Number of Units ¹
<i>Vacant Residential Sites currently designated RMH</i>				
Robertson Ranch	Portions of 168-050-47, 208-010-36	7	12.4 du/ae ²	84
Vacant Unentitled RMH Land	Various (see Appendix C)	8	12 du/ae ³	92
Subtotal				176
<i>Vacant Non-Residential Sites proposed to be designated RMH</i>				
Quarry Creek ⁴	Portions of 167-040-21	17	12 du/ae ³	200
<i>Other</i>				
Underutilized RMH Land	Various (see Appendix D)	10	12 du/ae ³	102
Underutilized RH Land in the Beach Area Overlay Zone	Various (see Appendix E) ⁵	5.5	15 du/ae	60
Proposed Barrio Area ⁴	Various (see Appendix G)	3	12 du/ae ³	31
Subtotal				193
Total				569
Notes:				
¹ Number of units does not always reflect acreage multiplied by density because of rounding and other factors.				
² GPA and Master Plan approved to allow the densities and number of units shown.				
³ City commits to process a GPA and/or other legislative changes necessary to increase minimum density to 12 du/ae on these or portions of these sites (new program).				
⁴ More information about these sites is provided below.				
⁵ The minimum density of 15 du/ae is the existing lower end of the density range for the Residential High Density (RH) designation. City of Carlsbad, August 2007 and March 2008.				

Relevant general plan, zoning, and other information about the Quarry Creek site and proposed Barrio Area may be found in the previous section under *High Density (RH) Sites*. Both projects have proposed RMH as well as RH components.

Further, while limited in number and total acreage, all properties counted as unentitled and underutilized in **Table 3-9** are at least 0.24 acre in size, which as **Table 3-5** demonstrates, is adequate to produce multi-family housing. A new Housing Element program also proposes to establish a minimum density of 12 units per acre for the RMH designation, which would apply to both unentitled and underutilized sites.

“Underutilized RH land in the Beach Area Overlay Zone” refers to those parcels in the City’s Northwest Quadrant, generally located between the Village area and Agua Hedionda Lagoon and along the beach, that are subject to the strict building height, parking, and other standards of the Beach Area Overlay Zone (BAOZ). Accordingly, the City has calculated the yield for the parcels at the low end of the parcels’ existing RH density range (15 du/ae), although it is anticipated that actual densities may reach 16–17 du/ae. Additionally, the City has categorized potential units from BAOZ sites as affordable to moderate income, rather than lower income, families.

Low, Low-Medium, and Medium Density Residential Sites

At market rate, residences on Residential Low Density, Residential Low-Medium Density, and Residential Medium Density sites in Carlsbad are affordable primarily to above-moderate income households only. They may include a mix of unit types, including condominiums, but these sites are typically dominated by single-family homes in planned unit developments or standard subdivisions. The City has the capacity to accommodate 1,675 additional homes on lower density residential land (**Table 3-10**).

Table 3-10			
Low, Low-Medium, and Medium Residential (RL, RLM, RM) Sites			
Property	Aeres	Density¹	Number of Units²
<i>Vacant Residential Sites (see Appendix C)</i>			
Unentitled RM	163	6.0 du/ae	826
Unentitled RLM	321	3.2 du/ae	705
Unentitled RL	138	1.0 du/ae	144
Total			1,675
Notes:			
¹ Densities are based on the Growth Management Control Point.			
² Number of units does not always reflect acreage multiplied by density because of rounding and other factors.			
Source: City of Carlsbad, August 2007.			

Recently Approved Projects with Affordable Housing Components

Tables 3-1 and 3-2 identify, among other things, projects providing affordable housing that the City approved in the time period 2003–2006. Since that time frame, the City has approved other projects with housing affordable to lower and moderate income persons. As shown in the following table, Carlsbad has approved three projects, all of which are in the City’s Northwest Quadrant and all of which would provide lower or moderate income units without any amendments to the General Plan or Zoning Ordinance. These units are approved so the projects may comply with inclusionary housing requirements. The units would be deed restricted for occupancy to lower or moderate income households.

<p>Table 3-11 Recently Approved Projects with Affordable Housing</p>			
Project (Permit No) ¹	APN	Approval Date	Number of Affordable Units
Harding Street Senior Project (CT-06-14) ²	204-192-12	2008	15
Roosevelt Street Residences (SDP-06-10) ²	204-092-24	2008	7
Lumiere Carlsbad Village Hotel (RP-07-14) ³	203-250-21	2008	2
Total			24
<p>Notes: ¹These projects are in addition to those identified in Tables 3-1 and 3-2. More information about these projects is provided in the text below. ²These two projects and the properties on which they are located are both in the proposed La Colonia District. However, they are not counted in the inventory for that district and do not contribute to that district's proposed yield (see Appendix G). ³This project is located in District 9 of the Village Redevelopment Area. However, it is not counted in the inventory for that district and does not contribute to any unit yield (see Appendix F). Source: City of Carlsbad, December 2008.</p>			

~~0. **Harding Street Senior Project:** With 50 proposed condominiums on a 0.9-acre site, the Harding Street Senior Project has a density of over 55 units per acre and received approval of a senior housing density bonus as allowed by the Zoning Ordinance. The applicant received a density increase from 6.0 units per acre to 55.5 units per acre and development standards modifications as incentives to develop the site for senior housing and to reserve 15 units (30 percent of the total units) as affordable to low (7 units) and moderate income (8 units) households. These residences help the City meet its goal, as expressed in proposed Program 3.10, of providing 50 units of low income senior housing by 2010.~~

~~0. **Roosevelt Street Residences:** An approved 35-unit condominium project on Ocean Street will satisfy its inclusionary requirements through the purchase and rehabilitation of an off-site existing ten-unit apartment building. The approved Roosevelt Street Residences project will deed restrict seven of the ten apartments as housing affordable to lower income families.~~

~~0. **Lumiere Carlsbad Village Hotel:** This mixed-use project in the City's Village Redevelopment Area proposes 41 hotel units, ten condominiums, two low-income apartments, and a rooftop restaurant. The Lumiere project was approved in July 2008.~~

Second Units

Furthermore, the City has experienced increased development of second units in recent years. Between January 1, 2003 and December 31, 2006, a total of 67 second dwelling units (or an annual average of 17 units) were built in the City. The City estimates an additional 80 second units may be developed during the remaining four years of the 2005-2010 planning period based on recent trends. Pursuant to City regulations, second dwelling units, if rented, must be rented at rates affordable to lower income households.

Adequacy of Sites Inventory in Meeting RHNA

Overall, the City has the capacity to accommodate 5,291 additional units on existing and proposed residentially designated land, mixed-use projects and redevelopment areas (**Table 3-12**). This capacity can potentially facilitate the development of 3,039 lower income, 577 moderate income, and 1,675 above moderate income units based on economic feasibility as it relates to densities. Combined, the City has land resources and programs (existing and proposed) to accommodate the remaining RHNA of 3,566 units for lower and moderate income households on properties designated for RH and RMH densities. Since the

City has more capacity than necessary to satisfy RHNA lower income demands, the surplus can be applied to satisfy moderate income needs. As the RHNA for above moderate income housing has already been satisfied by residences constructed through 2006, there is no remaining need to address for this income group.

Table 3-12
Adequacy of Sites in Meeting Remaining RHNA

Sites	Lower Income	Moderate Income	Above Moderate Income	Total
Residential Sites	1,470	569	1,675	3,714
Mixed-Use Sites	1,473	0	0	1,473
Recently approved Proposals with Affordable Components ¹	16	8		24
Second Units	80	0	0	80
Total	-3,039	577	1,675	5,291
RHNA Remaining	2,395	1,171	—	3,566
Difference	+644	-594	+1,675	+1,725

¹These projects, identified in Table 3-11, are in addition to those found in tables 3-1 and 3-2 and represent affordable housing approved since December 31, 2006.

Source: City of Carlsbad, May 2008.

The City's existing affordable housing program has been quite successful, despite severe market constraints related to the high cost of residential land. As shown in Table 2-15, Carlsbad property values are the second highest in the County, well above the County median. As discussed previously, there is a significant gap between the cost of producing affordable housing and the ability to recover those costs in the price of the housing. This gap is especially intensified by higher property values, which typically constitute the largest proportion of housing production costs.

Due to the high land costs, the willingness of prospective home buyers to pay extremely high housing prices to live in this desirable coastal community, and higher construction costs for multi-family housing, housing developers have consistently opted to build predominantly low density single family home projects rather than higher density attached dwelling units.

Prior to the adoption of the City's Affordable Housing Program in the early 1990s (discussed below), there were very few higher density multi-family housing projects developed by the residential development industry. In fact, even the single family residential projects have historically been developed at densities lower than the City's Growth Management Control Point.

Relationship between Affordability and Density

The primary objective of state housing legislation passed in 2004 (AB 2348) is to mandate higher residential densities so as to facilitate the development of affordable housing. For Carlsbad and other jurisdictions considered as to be urban metropolitan areas, AB 2348-California Government Code Section 65583.2 states that a assumes a default density of 30 units per acre is appropriate to enable lower income housing. However, the city can specify a lower density to accommodate lower income housing, provided the city unless a local government can demonstrate how sites designated at the lower density can accommodate the city's RHNA. Such analysis may include, but is not limited to, factors such as market demand, financial feasibility, or information based on development project experience, otherwise through

~~means such as incentives and flexible development standards, that it can achieve the production of such housing below the default density.~~ While the ~~C~~city acknowledges that the availability of higher density residential sites is directly related to the achievement of higher density housing, experience has demonstrated that in ~~general, and especially in highly desirable coastal communities such as~~ Carlsbad, the private housing market would not develop affordable housing solely because of the availability of high density land; instead, ~~significant~~ market intervention by local government is required.

Accordingly, in the early 1990s the City of Carlsbad implemented a comprehensive and rigorous ~~A~~affordable ~~H~~housing ~~P~~program (i.e., the Inclusionary Housing ~~Ordinance~~~~Program~~, ~~Carlsbad~~ Municipal Code Chapter 21.85) that: 1) established a minimum 15 ~~-~~percent inclusionary lower-income housing mandate for all residential projects; 2) offered unlimited density increases ~~for affordable projects~~; 3) allowed for modifications to development standards to accommodate higher densities; and 4) provided significant ~~financial subsidies for~~City affordable housing ~~subsidies~~.

Carlsbad has tailored its existing housing program to ~~greatly~~ increase ~~the probability of increased~~ housing affordability. A key component of ~~its~~~~the Affordable Housing Program~~~~Inclusionary Housing Ordinance~~ is to allow increased density on any residential site, provided there is an increase in the affordability of the development.

~~A critical part of this component involves the City's Growth Management Program. As discussed later in Section 4.4B, the City has been recapturing the city maintains a voter-initiated Growth Management Plan that limits the amount of residential development in the city, and ensures availability of adequate public facilities and services to serve all new development. Residential development cannot exceed the GMCP density (unless there are "excess dwelling units" available). Where development occurs below the GMCP density, the number of remaining units that otherwise would have been built on that site are "excess dwelling units" that are available to other residential developments to enable densities higher than the GMCP density. Residential projects must meet specific city criteria to be eligible for "excess units". Such criteria include development of affordable housing (in addition to that required by the Inclusionary Housing Ordinance). All dwelling units not utilized on sites where the development was below the Growth Management Control Point. These excess dwelling units are set aside to be used for high priority housing needs, such as affordable housing.~~

~~The success of this approach is evidenced in Table 3-13 below, which identifies built, approved, and recent potential projects that have received or propose increased density. The initial General Plan designation is kept at its original level and then the density is augmented through the City's Affordable Housing Program. For both the constructed and approved rental and for sale products shown in Table 3-13, the original allowable density of the sites ranged from 2.0 to 6.0 units per acre. The resulting density for the constructed and approved projects in the table, after affordable housing density increases, ranged from 11.3 to 55.5 units per acre, with a vast majority of those projects being below 20 units per acre.~~

Table 3-13 Original and Current Density for Projects with Affordable Housing				
Project/Quadrant¹	Unit Count	Year Completed	Original Site Density	Project Density
Villa Loma/SW	344	1996	6.0 du/ae	17.6 du/ae
Cherry Tree Walk/SW	42	1999	3.2 du/ae	14.0 du/ae
Laurel Tree/SW	138	2000	3.2 du/ae	15.3 du/ae
Poinsettia Station/SW	92	2000	4.8 du/ea	16.4 du/ae
Vista Las Flores/SW	28	2001	3.2 du/ae	13.7 du/ae

Sunny Creek/NE	50	2002	2.0 du/ae	23.8 du/ae
Cassia Heights/SE	56	2007	3.2 du/ae	21.1 du/ae
Poinsettia Place/SW ²	90	Approved (Not yet under construction)	3.2 du/ae; 6 du/ae	11.3 du/ae; 25 du/ae
Harding Street Senior Condominiums/NW ²	50	Approved (Not yet under construction)	6.0 du/ae	55.5 du/ae
Villa Francesca Senior Condominiums/NW	41	N/A—preliminary review	11.5 du/ae	48 du/ae
State and Oak Senior Condominiums/NW	35	N/A—preliminary review	15—35 du/ae (Village Redevelopment Area)	83 du/ae
Notes: ¹ All projects, except Poinsettia Place and Harding Street, Villa Francesca, and State and Oak, are 100 percent affordable to lower income families. ² Poinsettia Place was approved in 2006 and features 14 lower income units. Harding Street Senior Condominiums was approved in 2008 and features 15 low and moderate income units.				

The last two projects in Table 3-13, Villa Francesca and State and Oak, are not approved and have not been formally submitted to the City. These proposals are preliminary review applications (PRE-08-21 and PRE-08-19). They are included here to demonstrate the continued developer interest in the increased density opportunities provided through the Affordable Housing Program. Both projects feature market rate and lower income units. Further, in keeping with the emphasis to develop mixed use projects in the Village Redevelopment Area, the preliminary review for the State and Oak project suggests a mix of both residential and commercial uses.

In summary, the Affordable Housing Program in Carlsbad shows that areas which can capture high housing prices due to desirable location can still produce affordable housing provided there is a regulatory mandate, development standards modifications, and subsidies from the City. Program 2.2 notes the City will continue to offer flexibility in development standards to facilitate the development of affordable housing.

Nevertheless, in recognition of AB 2348 and to strengthen its ability to accommodate its remaining RHNA, Carlsbad has proposed to redesignate certain sites at minimum densities of 12 (RMH) and 20 (RH) units per acre, all of which are densities proven by Tables 3-3 and 3-13 to be adequate for moderate and lower income housing in Carlsbad, respectively. The City has also committed to establishing the same minimum densities for remaining unentitled and underutilized properties in the RMH and RH land use designations, and 20 units per acre for mixed use projects. In the Village Redevelopment Area, the City has also committed to raising the minimum density to either 18 or 28 units per acre, depending on the land use district.

Market Demand

SANDAG's 2050 Regional Growth Forecast anticipates a substantial shift in housing types in Carlsbad during the next 30 years as the city approaches buildout and the population ages. SANDAG forecasts that from 2011 through 2040, the percentage of single-family dwellings will decrease from 76 percent to 55 percent of new residential development. Higher density infill development and a reduction in the amount of new residential development in Carlsbad during the next 30 years will be factors in these shifts.

A market demand study prepared for the recent General Plan update confirmed this trend, finding that the projected population shifts by age group between 2008 and 2020 result in an increasing demand for multifamily housing over time, particularly from young professionals without children and empty nesters.

Financial Feasibility

During public outreach activities undertaken as part of this Housing Element update, developers of both market rate and affordable housing were consulted, as described in Section 4.1. Several developers remarked that 23-25 du/ac was typically the threshold for constructing a housing development in Carlsbad with surface parking. Above 25 du/ac, in order to meet parking requirements, developments would typically need to be designed with subterranean or podium parking, which may render the project infeasible without significant subsidy.

Recent Experience

Most of the city's affordable housing developments have been developed at a density between 10 and 20 units per acre, as shown in Table 4.3-4, which lists the city's recent affordable housing projects and their associated densities (notably, Tavarua Senior Apartments did exceed 20 units per acre, since 40 of the 50 units are one-bedroom units). These development projects reveal that affordable housing for lower income households can be achieved on land designated at a density less than 30 units per acre.

Table 4.3-4: Recent Affordable Housing Projects

<u>Project</u>	<u>Number of Units</u>	<u>Status</u>	<u>Project Density (du/ac)¹</u>	<u>Affordability</u>	<u>Average Subsidy/Unit (AB#)²</u>
<u>Cantarini/Holly Springs</u>	<u>127</u>	<u>Approved 2004</u>	<u>11</u>	<u>50% Low/50% Moderate</u>	<u>Inclusionary</u>
<u>The Bluffs Condos</u>	<u>10</u>	<u>Completed 2007</u>	<u>15</u>	<u>100% Lower Income</u>	<u>\$20,000 (AB 18,542)</u>
<u>Cassia Heights</u>	<u>56</u>	<u>Completed 2007</u>	<u>21</u>	<u>100% Lower Income</u>	<u>\$50,523 (AB 18,025)</u>
<u>Hunter's Pointe</u>	<u>168</u>	<u>Completed 2007</u>	<u>11</u>	<u>100% Lower Income</u>	<u>\$11,500 (AB 18,251)</u>
<u>Lumiere</u>	<u>2</u>	<u>Approved 2008</u>	<u>22.2</u>	<u>Low Income</u>	<u>Inclusionary</u>
<u>Seascape</u>	<u>2</u>	<u>Approved 2009</u>	<u>4.3</u>	<u>Low Income</u>	<u>Inclusionary</u>
<u>Roosevelt Gardens</u>	<u>11</u>	<u>Completed 2010</u>	<u>20</u>	<u>100% Lower Income</u>	<u>\$141,993 (AB 19,183)</u>
<u>Poinsettia Commons/Bluewater</u>	<u>12</u>	<u>Completed 2010</u>	<u>18.6</u>	<u>100% Lower Income</u>	<u>Inclusionary</u>
<u>Robertson Ranch/Glen Ridge</u>	<u>78</u>	<u>Completed 2010</u>	<u>16</u>	<u>100% Lower Income</u>	<u>\$13,000 (AB 397)</u>
<u>Vitalia Flats</u>	<u>14</u>	<u>Completed 2012</u>	<u>17.4</u>	<u>100% Moderate</u>	<u>n/a</u>
<u>Smerud Duplex</u>	<u>2</u>	<u>Completed 2012</u>	<u>14.3</u>	<u>100% Moderate</u>	<u>n/a</u>
<u>La Costa Condominiums</u>	<u>58</u>	<u>Completed 2013</u>	<u>11.5</u>	<u>16% Low/84% Moderate</u>	<u>Inclusionary</u>
<u>Tavarua Senior Apartments</u>	<u>50</u>	<u>Completed 2013</u>	<u>56</u>	<u>100% Lower Income</u>	<u>\$75,000 (AB 418)</u>
<u>La Costa Bluffs</u>	<u>24</u>	<u>Under construction</u>	<u>15.6</u>	<u>100% Moderate</u>	<u>n/a</u>
<u>State Street Mixed Use</u>	<u>1</u>	<u>Approved 2011</u>	<u>32.1</u>	<u>Low Income</u>	<u>Inclusionary</u>
<u>Dos Colinas</u>	<u>24</u>	<u>Approved 2012</u>	<u>n/a</u>	<u>Low Income</u>	<u>Inclusionary</u>
<u>Encinas Creek Apartments (fka Cantarini/Holly Springs)</u>	<u>127</u>	<u>Approved 2013</u>	<u>20.5</u>	<u>50% Low/50% Moderate</u>	<u>Inclusionary</u>

Table 4.3-4: Recent Affordable Housing Projects

Project	Number of Units	Status	Project Density (du/ac)¹	Affordability	Average Subsidy/Unit (AB#)²
1. "du/ac" is dwelling units/acre.					
2. AB# identifies the City Council agenda bill number from which the subsidy amount was obtained.					

Assumed Densities

In summary, the density of 30 units per acre, which is specified by Government Code Section 65583.2 as appropriate for lower income housing, is higher than the densities at which affordable housing is typically built in Carlsbad and which is deemed to be feasible by potential developers. As a result, the sites inventory recognizes that densities as low as 12 units per acre are appropriate for moderate income housing and 20 units per acre for lower income housing.

Table 4.3-5 identifies the land use designations that generally correspond to various household income levels for the purposes of the sites inventory. The minimum and maximum densities permitted are displayed along with the GMCP density. The sites inventory assumes the minimum density permitted by the General Plan land use designation and is thus a conservative estimate of realistic capacity. For R-1.5 and R-4 designated sites, the GMCP densities are assumed in the inventory.

Table 4.3-5: Land Use Designations and Affordability				
General Plan Land Use Designation	Implementing Zoning District	Density Range (Minimum and Maximum) (du/ac)	Growth Management Control Point (du/ac)	Appropriate Income Levels ²
R-1.5 Residential	R-1, R-A, P-C ¹ , RMHP	0 - 1.5	1	Above Moderate
R-4 Residential	R-1, R-A, P-C ¹ , RMHP	0 - 4	3.2	
R-8 Residential	R-1, R-2, RD-M, P-C ¹ , RMHP	4 - 8	6	
R-15 Residential ³	R-3, RD-M, P-C ¹ , RMHP	8 - 15	11.5	
R-23 Residential ⁴	R-3, RD-M, R-W, P-C ¹ , RMHP, R-P	15 - 23	19	Moderate
General Commercial (GC)	C-2	15 - 30	n/a ⁵	
Local Shopping Center (L)	C-L	15 - 30	n/a ⁵	
Regional Commercial (R)	C-2	15 - 30	n/a ⁵	
Village (V)	V-R	District 5-9: 18 - 23	n/a ⁵	Extremely Low, Very-Low, Low
R-30 Residential	R-3, RD-M, P-C ¹ , RMHP, R-P	23 - 30	25	
Village (V)	V-R	District 1-4: 28 - 35	n/a ⁵	

¹ Subject to an approved master plan.

² Applies to sites where no project is approved that provides affordable housing; approved affordable housing projects may be located within any residential designation, since the affordable housing provided by the project is typically achieved through the city's Inclusionary Housing requirements.

³ Sites designated R-15 are assumed available for moderate income housing if the property is subject to a master plan that establishes a minimum density of 12 or more units per acre.

⁴ Sites designated R-23 are assumed available for low income housing if the property is subject to a master plan that establishes a minimum density of 20 or more units per acre.

⁵ Requires an allocation of "excess dwelling units"; 828 "excess dwelling units" are currently reserved for the Village and are included in the estimated General Plan residential capacity.

The General Plan's R-30 and Village designations accommodate lower incomes. The R-30 designation requires a minimum of 23 units per acre and permits up to 30 units per acre. When a density bonus is applied to the R-30 designation, the maximum density can potentially reach 40 units per acre (at a maximum density bonus of 35 percent under state density bonus law). Additionally, the city's ordinances allow for density increases that exceed state density bonus law, as illustrated by the Tavarua Senior Apartments shown in Table 4.3-4.

These designations may also be appropriate for extremely low income households, such as agricultural workers, seniors earning fixed incomes, homeless seeking transitional or supportive housing, and other one-bedroom housing types.

The R-23 designation is assumed to accommodate moderate income households. Its density range permits between 15 and 23 units per acre. Commercial designations are also appropriate for moderate incomes. Above moderate income housing may be appropriate in any density category, but is assumed for R-15 and lower density residential designations.

Residential Sites Inventory

The following residential sites inventory represents sites that have densities and conditions to accommodate the city's remaining RHNA. These sites are illustrated in Figure 4.3-1 and described in detail in Appendix B. The sites inventory is divided into two categories: Vacant Sites and Underutilized Sites (these sites exclude vacant or underutilized sites with an approved, but not yet built, development project listed in Table 4.3-1).

Vacant and Underutilized Sites for Lower and Moderate Income Housing

Vacant

Table 4.3-6 provides a summary of the vacant sites that can accommodate development of housing appropriate for lower and moderate income levels (the complete inventory of sites is provided in Appendix B). Allowed density is equivalent to the minimum density as stated in the General Plan and Table 4.3-5. In total, vacant sites can accommodate 1,103 housing units appropriate for very-low, 704 units for low income households, and 399 units appropriate for moderate income households.

Table 4.3-6: Housing Sites Inventory Summary					
Type	Household Income				Total
	Very Low	Low	Moderate	Above Moderate	
Vacant	1,103	704	399	1,622	3,828
Underutilized	1,102	140	264	550	2,056
Total	2,205	844	663	2,172	5,884

¹ Sites in the Village are included in the "vacant" and "underutilized" categories.

Source: City of Carlsbad, Dyett & Bhatia, 2013.

Underutilized

In addition, there are opportunities to meet the RHNA through redevelopment of "underutilized" sites, which include sites with transitional uses such as agriculture or surface parking, residential uses developed at a density lower than the minimum density allowed, or where the value of the structure/improvement is less than the land value. The recent General Plan update identified land with the greatest potential to accommodate future development. Many of the sites permit multi-family housing in residential and mixed-use locations (such as the Village and Barrio) that are close to transit and services.

Table 4.3-6 summarizes the capacity of underutilized housing sites. The underutilized inventory in Appendix B documents two categories of underutilized sites:

- The first category includes sites where the existing use is surface parking or agricultural land appropriate for transition to residential uses (Table B-2 in Appendix B). These sites result in 282 housing units appropriate for very-low income households and 12 units for moderate income households.
- The second category of underutilized sites include sites where there is a structure(s) on site, but the use is built below the allowed minimum density, or the value of the structure/improvement is less than the land value (Table B-3 in Appendix B). These sites

could accommodate an additional 960 units appropriate for lower income housing and 252 units for moderate income households.

Vacant and Underutilized Sites for Above Moderate Income Housing

As described in Table 4.3-5, sites appropriate for market rate housing are found in the following land use districts: R-1.5, R-4, R-8 and R-15. These land use designations typically permit single-family and medium density multi-family dwellings that are likely only affordable for households earning above moderate incomes. The sites inventory includes 518 acres of vacant land with these land use designations, which can accommodate an estimated 1,648 housing units. The inventory also includes 186 acres of underutilized land—primarily residential uses that are built at a lower density than the designation allows. These underutilized sites could accommodate an additional 550 units. These sites are identified in Appendix B (Table B-4).

Commercial Mixed Use

Commercial designated sites where residential uses are appropriate and supported by the General Plan vision, are also documented in Appendix B, Table B-5. These sites can accommodate 338 moderate income households. However, the General Plan does not designate residential capacity to these sites (excess dwelling units are required) and they are not necessary to meet the RHNA; therefore, these sites are only included in Appendix B as additional possible residential sites.

Infrastructure Constraints

Services will be constructed in tandem with residential development as required by the city's Local Facilities Management Plans, to ensure adequate provision of infrastructure facilities. As of April 2013, all required Local Facilities Management Plans have been prepared and approved. The adequacy of facilities is monitored annually as part of the city's Growth Management Plan. The latest Growth Management Monitoring Report (FY 2011-12) concluded that all monitored facilities are adequate to serve existing development, and that with planned improvements, will be adequate to serve new development through build-out.

Adequacy of Sites Inventory in Meeting RHNA

As the sites inventory demonstrates, the city has the capacity to accommodate the RHNA. Notably, moderate income units appear to be in a deficit according to Table 4.3-7; however, since the city has a surplus of capacity to satisfy the lower income RHNA, the surplus can be applied to satisfy the moderate income RHNA. This inventory accommodates potential development of 2,251 very low, 967 low, 830 moderate, and 3,133 above moderate income units. Combined, the city has land resources and programs to accommodate the RHNA at all income levels.

Table 4.3-7: Adequacy of Sites in Meeting RHNA, by Household Income					
Site Type	Very Low	Low	Moderate	Above Moderate	Total
<u>Development Projects¹</u>	<u>46</u>	<u>123</u>	<u>167</u>	<u>935</u>	<u>1,271</u>
<u>Vacant²</u>	<u>1,103</u>	<u>704</u>	<u>399</u>	<u>1,622</u>	<u>3,828</u>
<u>Underutilized²</u>	<u>1,102</u>	<u>140</u>	<u>264</u>	<u>550</u>	<u>2,056</u>
Total	2,251	967	830	3,107	7,155
RHNA	912	693	1,062	2,332	4,999
Surplus/Deficit	1,339	274	-232	775	2,156

¹ Per Table 4.3-1

² Per Table 4.3-6

Source: Dyett & Bhatia, City of Carlsbad, 2013.

B.4.3.2 Financial Resources

Providing for an adequate level of housing opportunities for Carlsbad residents requires creative layering of funding. Often one single source of funding is inadequate to address the extensive needs and depth of subsidies required. The City must program the uses of limited funding effectively to maximize the number of households that can be assisted.

~~Two major sources of funding support affordable housing development in Carlsbad: Redevelopment Housing Set-Aside Fund and Affordable Housing Trust Fund. For the last several decades, the city's Redevelopment Housing Set-Aside Fund was one of the city's major sources of funding for affordable housing. However, following state legislation eliminating all redevelopment agencies in California, the Carlsbad Redevelopment Agency was dissolved effective Feb. 1, 2012 and along with it this source of affordable housing funding.~~

~~The city's Affordable Housing Trust Fund remains the primary source of housing funding, though the city is exploring a housing impact fee as described in Section 4.6 (Program 3.7). In addition, the City reserves a portion of the U.S. Community Development Block Grant (CDBG) and HOME Program funds for affordable housing development. Other supplemental sources include Section 108 loan guarantee and Section 8 rental assistance. Another funding source, the City's Agricultural Conversion Mitigation Fee program, may be used to build farmworker housing.~~

The City's policy is to leverage, to the maximum extent feasible, the use of funds available in the development of affordable housing. The City supports the use of CDBG, and HOME, and Redevelopment Housing Set-Aside funds for predevelopment activities and "gap financing" of developments by private and nonprofit entities.

~~In 2006, Carlsbad and its Redevelopment Agency leveraged its financial resources to assist in the property acquisition for and construction of Cassia Heights and Roosevelt Gardens. These projects provide ownership and rental opportunities for very low and low-income persons. While Roosevelt Gardens is under construction, the first residents moved into Cassia Heights in 2007.~~

~~Together, Cassia Heights and Roosevelt Gardens provide 67 units of affordable housing. Since these projects were developed outside of the City's Inclusionary Housing Requirements, they fulfill the City's goal to provide 70 units of non-inclusionary housing in the current housing cycle as expressed in proposed Program 3.4.~~

More information about the City's financial resources is provided below:

Redevelopment Housing Set-Aside Funds

~~Pursuant to State Community Redevelopment Law, a redevelopment agency must set aside at least 20 percent of the tax increment revenues generated in a project area for purposes of low and moderate-income housing.~~

~~The City of Carlsbad has two Redevelopment Project Areas: Carlsbad Village Redevelopment Area and South Carlsbad Coastal Redevelopment Area. The Carlsbad Village Redevelopment Area was adopted in~~

~~1981 and covers 200 acres, including the historic district of the City. The effectiveness of this Redevelopment Area will expire on July 7, 2009. The South Carlsbad Coastal Redevelopment Area was adopted on July 18, 2000. This area includes the Ponto Beach area and the Encina Power Generating Facility.~~

~~As of July 1, 2005, the Redevelopment Low and Moderate Income Housing Fund for these two areas had an unencumbered balance of \$2,064,215. Over the five-year period of the Housing Element, the Carlsbad Housing and Redevelopment Commission (Commission) anticipates a total of \$3.2 million in Redevelopment Housing Set-Aside funds to be generated in the two Redevelopment Areas (\$2.3 million from Carlsbad Village Redevelopment Area and \$948,000 from South Carlsbad Coastal Redevelopment Area). Funding will be used to support affordable housing development and homeownership assistance. Redevelopment set-aside funds of about \$2.6 million have been set aside for construction assistance for low and moderate income housing in the Robertson Ranch project (see Table 3-4) and for the planned rehabilitation of Tyler Court. Tyler Court is an existing 75-unit apartment complex restricted to occupancy by seniors with very low or extremely low incomes.~~

Affordable Housing Trust Fund

With the implementation of the City's Inclusionary Housing Ordinance, the City established a Housing Trust Fund to collect fees generated from the Inclusionary Housing In-Lieu Fee and the sale of affordable housing credits to satisfy a developer's inclusionary housing obligation. All fees collected are used exclusively to facilitate the construction, preservation, and maintenance of affordable housing pursuant to the City's Inclusionary Housing Ordinance. As of ~~July 1, 2005~~Dec. 31, 2012, the Housing Trust Fund had an unencumbered balance of \$~~14,600,777~~6.1 million.

The Inclusionary Housing In-Lieu Fee is the single ~~biggest~~largest contributor to the Housing Trust Fund. The City's Inclusionary Housing Ordinance requires 15 percent of new residential development to be reserved as affordable to lower income households. Developers of small projects with no more than six units have the option to pay a fee in lieu of providing on-site affordable units. At the discretion of the City, other options to providing units on-site, such as dedicating land, may also be possible.

~~For the upcoming years (between FY 2008/09 and FY 2011/12), the City anticipates expending the Housing Trust Funds on a few major projects. Close to \$2.4 million has been set aside for acquisition of property for affordable housing (specific site to be determined). Another \$1.4 million will be used to assist the proposed Bridges at Aviara project lower income apartment project. Also, \$1.1 million is identified for the approved Cantarini/Holly Springs project. Lastly, \$5.3 million has been set aside for the construction or rehabilitation of affordable housing (with specific project(s) to be determined). More information about these projects may be found in Tables 3-2 and 3-4, respectively. Lastly, \$5.3 million has been set aside for the construction or rehabilitation of affordable housing (with specific project(s) to be determined).~~

HOME/CDBG Housing Reserve Fund (CDBG/HOME)

The ~~Community Development Block Grant~~ (CDBG) Program is administered by HUD. Through this program, the federal government provides funding to jurisdictions to undertake community development and housing activities. The primary CDBG objective is the development of viable urban communities, including decent housing and a suitable living environment, and expanding economic opportunity, principally for persons of low-and moderate-income. The City of Carlsbad receives an allocation of approximately \$500,000 in CDBG funds annually.

The HOME ~~p~~Program provides federal funds for the development and rehabilitation of affordable rental and ownership housing for households with incomes not exceeding 80 percent of area median income. The ~~C~~city participates in the San Diego County HOME Consortium and receives an allocation of approximately \$280,000 in HOME funds annually.

The ~~C~~city has established a Housing Reserve Fund with allocations from its CDBG and HOME Programs to accumulate funds for creating additional affordable housing opportunities in Carlsbad. Funds are used to help identify appropriate properties for possible acquisition and/or development of affordable units. Once an appropriate property is identified, Housing Reserve Funds may be reallocated for acquisition and/or development of a specific property.

~~Housing Reserve Funds were allocated to assist in purchasing the Tyler Court apartments in 1999 and acquisition of property at 2578 Roosevelt Street for affordable housing in March of 2004. An affordable housing developer has been selected to construct 11 affordable condominium units on the Roosevelt Street property, which is the approved Roosevelt Gardens project listed in Table 3-2.~~

CDBG Section 108 Loans

In the 1990s, the ~~C~~city received approximately \$1.2 million in a CDBG Section 108 loan to assist in the land acquisition for a 21-acre site for the construction of the Villa Loma Apartments. The ~~C~~city anticipates pursuing additional Section 108 loan guarantees to expand affordable housing opportunities in Carlsbad, as appropriate.

Section 8 Tenant-Based Rental Assistance Program

The Housing Choice Voucher Program (Section 8) is funded by HUD and administered by the City of Carlsbad Housing ~~Authority~~ Agency. ~~On average, The Ccity utilizes roughly \$5.5~~spends approximately \$6.3 million from annually on the Section 8 Rental Assistance Program, serving an average of 600 families per month. An additional 549 families are on the waiting list, which has been closed since Oct. 1, 2005.

~~According to the Carlsbad Housing Agency, approximately 1,940 households had received Section 8 assistance as of 2004. However, another 1,083 Carlsbad households were on the waiting list for Section 8 vouchers.~~

Agricultural Conversion Mitigation Fee Program

As certain, often historic, coastal agricultural lands develop, a mitigation fee of \$10,000 per acre is paid to the ~~C~~city. In 2005, Carlsbad established an ad hoc citizen's committee to advise the City Council on how the collected fees should be spent, which by that time had reached over \$6 million. Subsequently, the ~~C~~committee solicited and evaluated funding proposals from organizations according to specific criteria. These criteria focus on restoration, preservation and enhancement of Carlsbad's natural and agricultural environment. To this end, an eligible funding category is the development of farmworker housing, ~~whether in or out of the Coastal Zone.~~

In 2008, the ~~C~~city awarded a \$2 million grant from the collected fees to Catholic Charities to rebuild and expand the current La Posada de Guadalupe homeless shelter to provide farmworker housing. ~~Following reconstruction,~~ This facility will feature 50-~~72~~70 beds specifically for farmworkers, which are in addition to the 50-beds that currently serve farmworkers and homeless men.

Currently, the Agricultural Conversion Mitigation Fee Program has an approximate balance of \$~~550~~490,000. It is expected this fee could grow by another \$1 million to ~~2~~\$1.5 million as designated properties continue to develop. ~~Carlsbad anticipates receiving and granting additional funding proposals, which could include farmworker housing, in 2008 and 2009.~~

~~The ad hoc citizen's advisory committee term will end in summer 2009 or upon the allocation of all funds, whichever occurs first. However, the City Council may also choose to renew the committee. It is not likely that all properties that would pay the mitigation fee would have developed by that time.~~

C-4.3.3 Administrative Capacity

The institutional structure and administrative capacity established to implement programs contained in the Housing Element include the City of Carlsbad, other public entities, and private developers, both for-profit and non-profit. The ~~C~~city works closely with private developers to construct, rehabilitate, and preserve affordable housing in the ~~C~~city.

City of Carlsbad

The City of Carlsbad's Housing and ~~Neighborhood Services Division~~Redevelopment Department, Planning ~~Department~~Division, and Building ~~Division~~ Department, under the organization of the ~~Community Development Major Service Area~~, will be the lead departments in implementing a variety of programs and activities outlined in this Housing Element.

Housing and ~~Redevelopment~~Neighborhood Services Division Department

~~The Housing and Redevelopment Department consists of the Carlsbad Housing Authority and Redevelopment Agency. Principal responsibilities of the Housing and Redevelopment Department include:~~The Housing and Neighborhood Services Division has the following responsibilities related to the Housing Element:

- Administering the CDBG program – ~~A~~a substantial amount of CDBG funds ~~over~~during the ~~next five years~~Housing Element period will be allocated to projects that address the affordable housing needs of lower and moderate income households.
- Administering rental and financial assistance – the division offers programs for rental and down payment assistance as well as minor home repair grants.
- Administering the Section 8 Housing Choice Voucher program —~~the Housing Authority~~ provid~~ing~~es approximately ~~650~~600 Section 8 vouchers to eligible households.
- Providing neighborhood outreach and code enforcement services.
- Implementing Housing Element programs – ~~T~~he ~~department~~ division will work with developers to create affordable housing opportunities for low income households.

Planning ~~Department~~Division

Principal responsibilities of the Planning ~~Department~~Division of the ~~Community Development Major Service Area~~ include:

- Preparing ordinances and policies to facilitate and encourage housing development for all income groups in Carlsbad.
- Assisting in the development of affordable housing.

- Tracking the number and affordability of new housing units built.
- [Reviewing and guiding applications for development of housing through the entitlement process.](#)

Building ~~Department~~ Division

The ~~P~~ principal responsibilities of the Building ~~Department~~ Division ~~include-is~~ monitoring and reporting on existing housing units that are substandard ~~and providing code enforcement services.~~

Housing Developers

Non-Profit Organizations

The ~~C~~ city works with a number of for- and non-profit developers to create affordable housing using the Housing Trust Fund and ~~Redevelopment Housing Set-Aside~~ other housing funds. The following affordable housing developers have expressed interest in developing and/or preserving affordable housing in San Diego County:

- [Affirmed Housing](#)
- Affordable Housing People
- Bridge Housing Corporation
- [C&C Development](#)
- [Chelsea Investment Corporation](#)
- Chicano Federation of San Diego County
- Community Housing Group
- Community Housing of North County
- Community Housing Works
- Habitat for Humanity
- Housing Development Partners of San Diego
- [Irvine Housing Opportunities](#)
- Jamboree Housing
- MAAC Project
- [Meta Housing](#)
- [Wakeland Housing](#)

For-Profit Developers

Private, for-profit developers will assist in the effort of creating affordable housing in Carlsbad through the ~~C~~ city's Inclusionary Housing Ordinance. Per the ordinance, at least 15 percent of all housing units approved for any master plan community, specific plan, or qualified subdivision must be affordable to lower income households.

4.3.4 Opportunities for Energy Conservation

Energy costs directly affect housing affordability through their impact on the construction, operation, and maintenance of housing. There are many ways in which the planning, design, and construction of residential neighborhoods and homes can reduce energy costs while at the same time produce an environmental benefit. Techniques for reducing energy costs include construction standards for energy efficiency, site planning, land use patterns, and the use of natural landscape features to reduce energy needs. Sustainable development also encompasses the preservation of habitat and species, improvement of air, and conservation of natural resources, including water and open space.

Residential Building Standards

The city uses the California Building Code and the new Green Building Standards Code (CALGREEN) to review proposed development and renovations. The purpose of the code is to improve public health, safety and general welfare by enhancing the design and construction of buildings in the following categories: 1) planning and design, 2) energy efficiency, 3) water efficiency and conservation, 4) material conservation and resource efficiency, and 5) environmental air quality. In addition to CALGREEN standards, the city implements the following energy conservation programs related to building design, construction and improvement:

Solar and Other Energy Related Improvements

The city requires all new residential units to include plumbing specifically designed to allow the later installation of a system that utilizes solar energy as the primary means of heating domestic potable water.

The city joined the CaliforniaFIRST program to allow residents and business owners to obtain low-interest financing for energy related improvements and repay the loans through an assessment on their property tax bills. The program is voluntary, and the owners of residential, commercial, and industrial properties in Carlsbad are eligible. Along with solar electric and water-heating systems, energy efficient improvements such as dual-paned windows, tank-less water heaters, and insulation are also eligible for funding under the program. To-date, the program is actually on hold because of problems with the Property Assessed Clean Energy (PACE) federal financing component, but it is included here for the sake of a thorough description of city efforts.

Green Building

Leadership in Energy and Environmental Design (LEED) is an internationally-recognized rating system for certifying the design, construction, and operation of high performance buildings. City policy calls for new city facilities to strive for LEED “Silver” certification or its equivalent and to generate a minimum of 10 percent of its energy demand onsite, whenever practicable and within a reasonable cost/benefit ratio. In addition, at the private level, several recent development projects have elected to obtain certification for green buildings. According to the LEED Certified Project Directory, there are eight LEED-certified projects in Carlsbad.

Water Recycling, Conservation, and Desalination

Under the recycled water retrofit project, the city installs recycled water lines to serve existing development in areas of the city where recycled water is available. The Carlsbad Municipal Water District does not provide recycled water to residential customers; however, it does provide it to the common landscaped areas of residential developments. Each year, the district distributes nearly 1.35 billion gallons

of recycled water to local irrigation customers. Recycled water costs customers 15 percent less than potable irrigation water.

To assist homeowners in reducing costs, the city participates in regional water conservation programs that allow Carlsbad Municipal Water District customers to receive rebates for purchasing water efficient clothes washing machines and toilets, free on-site water use surveys, and vouchers for weather-based irrigation controllers. The district is a signatory to the California Urban Water Conservation Council Memorandum of Understanding, which seeks to implement 14 best management practices that have received a consensus among water agencies and conservation advocates as the best and most realistic methods to produce significant water savings from conservation.

In addition, in 2010, the city adopted a water-efficient landscape ordinance to promote water conservation through design, installation and maintenance of more efficient landscape and irrigation systems.

A nearly \$1 billion, 50-million gallon a day seawater desalination plant is currently under construction in Carlsbad, which is intended to supply the San Diego region with approximately 10 percent of its drinking water needs, and Carlsbad with about 12.5% percent of its drinking water needs. The project will be the first large scale desalination plant in the United States and the largest of its kind in the Western Hemisphere.

General Plan Goals and Policies

Other elements in the General Plan discuss policy measures to reduce energy consumption through land use, transportation, and conservation efforts.

- The General Plan seeks development of pedestrian-oriented shopping centers that are located to maximize accessibility from residential neighborhoods. Where appropriate, these centers would also include high and medium density housing surrounding the retail uses or integrated in mixed-use buildings.
- The General Plan seeks to reduce reliance on driving by promoting safe walking and biking access. The plan outlines improvements to pedestrian and bicycle systems. Opportunities for a safe pedestrian crossing across the railroad and Chestnut Avenue will be explored. Pedestrian priority zones around key centers and other places—such as schools—are outlined, to foster pedestrian comfort and safety.
- The General Plan supports continuation of the open space and park planning efforts by the city. Any future development located in areas adjacent to sensitive biological resources, such as lagoons and hillsides, must comply with the city's Habitat Management Plan and open space regulations to ensure that habitats are preserved and open space is provided.

4.4

4. Constraints and Mitigating Opportunities

A variety of factors can encourage or constrain the development, maintenance, and improvement of housing in Carlsbad, particularly for low and moderate income households. ~~Its~~The city's coastal location and mesa/canyon topography imposes physical and regulatory constraints, ~~as well as and commands results in~~ high land costs that present challenging market constraints.

This section provides an analysis of various potential and actual constraints to housing development and preservation in Carlsbad. When an actual constraint is identified, the Housing Element must consider actions and opportunities that can mitigate the constraints. While certain factors, such as construction/labor costs, may increase the costs of housing, ~~such as construction/labor costs~~, their impacts are similar throughout the region and therefore do not impose disadvantages on the city. These factors are considered potential, but not actual constraints.

A.4.4.1 Market Constraints

Land costs, construction costs, and market financing contribute to the cost of housing ~~reinvestments~~investments and can potentially hinder the production of new affordable housing.

Land Cost

In most cities, land costs vary with site location, availability of infrastructure, and offsite conditions. In Carlsbad, location is the single greatest factor determining land prices. Carlsbad is a highly desirable place to live and many properties have coastal views. Proximity to freeway access, public facilities, and community image also contribute to the high land costs in the city.

~~The average cost per acre for a vacant single family lot in September 2004 was \$903,236 per acre (Table 4-1). At that time, few vacant multi-family residential properties were for sale on the market. In September, the Multiple Listing Service (MLS) database listed one vacant multi-family lot where a four-plex could be built. The cost of this 0.13-acre lot was \$595,000. As of October 2012, there were only a small number of for-sale listings for land zoned for residential. According to Loopnet, a 1.2-acre property (zoned RD-M which allows multi-family) was listed for \$2.75 million, including approvals of a conceptual plan for 26 condo units. As shown in Table 4.4-1, available land zoned for single-family homes averaged \$1.3 million per acre. The lack of availability and~~ The cost of vacant residential land in Carlsbad is a significant-substantial market constraint to the production of new affordable housing.

Table 4.4-1: Vacant Land Prices: October 2012

<u>Type</u>	<u>Lot Size (acres)</u>	<u>Advertised Price</u>
<u>Single-Family</u>	<u>0.17</u>	<u>\$339,000</u>
	<u>0.23</u>	<u>\$299,900</u>
	<u>0.29</u>	<u>\$395,000</u>
	<u>0.35</u>	<u>\$332,988</u>
	<u>0.47</u>	<u>\$700,000</u>
	<u>1.1</u>	<u>\$799,000</u>
<u>Average Price (Weighted)</u>	<u>0.44</u>	<u>\$599,848</u>
<u>Average per Acre</u>	<u>1.0</u>	<u>\$1,304,537</u>
<u>Source: Loopnet, October 2012.</u>		

**Table 4-1
Vacant Land Prices: September 2004**

Housing Type and Acres	Lot Size (acres)	Advertised Price	Average \$/acre
Single-Family	1.08	\$550,000	\$903,236
	2.50	\$550,000	
	0.57	\$650,000	
	0.14	\$898,500	
	0.48	\$900,000	
	3.31	\$990,000	
	0.57	\$1,000,000	
	0.12	\$1,100,000	
	1.89	\$2,990,000	
Multi-Family	0.13	\$595,000	\$4,576,923
Source: MLS Listings, September 2004.			

Mitigation Opportunities

The city offers several opportunities to mitigate the impact of land costs on affordable housing development. Specifically:

- **Adequate Sites Inventory:** The city ensures, through land use planning actions, that an adequate supply of residential sites is available to meet the city's projected housing needs. This discussion is contained in Section 4.3, Resources Available.
- **Density Bonus/Increase:** The city offers density bonuses for qualified projects, pursuant to State law, to increase the yield (number of units) that can be achieved above the maximum of the density range on a property. Also, through the city's ordinances, the city offers density increases to assist in providing affordable housing. ~~thereby~~ Density bonuses and increases ~~reducing~~ the per-unit land cost.
- ~~Eminent Domain/Friendly Condemnation: The city may choose to acquire properties through friendly eminent domain proceedings. Through this process, the city is required to offer fair market value and the owner may accrue substantial tax benefits.~~

- Land Banking/Surplus Land: The city may acquire land and reserve it for future residential development. In addition to privately-held properties, surplus land owned by the city and other public agencies offers additional opportunities for affordable housing. The acquired land can be resold with entitlement to a nonprofit developer at a reduced price to provide housing affordable to lower income households. The city may also accept land as an in-lieu contribution by a developer to fulfill the inclusionary housing requirement.

Construction and Labor Costs

The International ~~Conference of Building Officials (ICBO)~~ Code Council (ICC) provides estimates on labor and material costs by type of construction. According to ~~ICBO~~ 2012 ICC estimates, the average per-square-foot cost for “good” quality housing is approximately ~~\$95~~ \$101 per square foot for multi-family housing and ~~\$107~~ \$113 for single-family homes in ~~California~~ the United States. Estimates are based on “good” quality Type ~~VVA~~ VA, wood-frame construction, providing materials and fixtures well above the minimum required by ~~S~~ tate and local building codes. For San Diego County, RSMeans estimates for 2008 are slightly higher—at \$125-\$148 for a one-to-three story apartment, assuming union labor.

Historically, labor costs are relatively stable and fixed in comparison to land and improvement costs. However, in January 2002, Senate Bill 975 expanded the definition of public works and the application of the ~~S~~ tate’s prevailing wage requirements to such projects. It also expanded the definition of what constitutes public funds and captured significantly more projects beyond just public works (such as housing) that involve public/private partnerships. Except for self-help projects, ~~under per SB 972, the recently passed SB 975 requires~~ payment of prevailing wages are required for most private projects constructed under an agreement with a public agency providing assistance to the project. As a result, the prevailing wage requirement substantially increases the cost of affordable housing construction. (though it also increases the income of the worker who may seek housing in Carlsbad or elsewhere in the region).

Mitigating Opportunities

Both construction and labor costs are similar throughout the region. While these costs add to the overall cost of housing, they do not pose an actual constraint to housing development in Carlsbad. Nevertheless, the city offers a number of incentives and assistance to help reduce the cost of construction for affordable housing. These include: density bonuses es/incentives, and direct financing assistance using the CDBG/HOME Housing Reserve Fund, and the Housing Trust Fund, ~~and redevelopment housing set-aside fund.~~

Home Financing

Although interest rates have ~~stabilized at relatively~~ reached historically low levels over the past few years, ~~they still~~ access to credit has tightened in the wake of the financial crisis of 2007-08 and finance reform. The new lending environment can have a substantial impact on ~~housing costs for prospective~~ homebuyers. An additional obstacle for homebuyers continues to be the down payment required by lending institutions. These factors often affect demand for ownership housing, driving up or depressing housing prices.

Under the Home Mortgage Disclosure Act (HMDA), lending institutions must disclose information on the disposition of loan applications by the income, gender, and race of the applicants. This applies to all loan applications for home purchases and improvements, whether financed at market rate or

through government-backed programs. The primary concern in a review of lending activity is to see whether home financing is generally available to all income groups in the community.

Subsidies

Given the market conditions in southern California, particularly in the San Diego region, housing affordable to lower income households cannot be accommodated by the market without some form of financial subsidy (affordable housing projects shown in Table 4.3-4 were achieved with financial subsidies from the city.) Average per-unit subsidy of subsidized units was about \$69,771. This level of subsidy is modest and less than that for most affordable housing projects in the north San Diego County area at densities around 20 units per acre.

As discussed with developers during a developer forum held as part of the General Plan and Housing Element update process, development above 23-25 units per acre would typically necessitate subterranean parking, which substantially increases the average subsidy required to make the units affordable to lower income households. The cost savings from economies of scale for housing production do not usually break even until the density is substantially increased to beyond 30 units per acre. To expand the capacity for additional development, at appropriate locations, the city permits development in the Village at up to 35 units per acre and within the R-30 land use designation density bonuses/increases can be granted to allow densities above 30 units per acre.

Conventional Lending

Overall, ~~4,198~~4,473 households applied for mortgage loans for homes in Carlsbad in ~~2003 (Table 4-2)-2011~~, over two-thirds of which were refinancing applications. Of the applications for conventional mortgage loans, approximately ~~70.9~~75 percent were ~~originated (approved by the lenders and accepted by the applicants) (Table 4.4-2)~~. The ~~overall~~ denial rate was ~~9.3~~12 percent, while ~~49.7~~13 percent of the applications were withdrawn, or closed for incompleteness, or received approval, but the applicant did not accept the loan.

~~Among households that applied for home purchase loans in 2003, 691 were low and moderate income. Low and moderate income applicants had only slightly higher denial rates compared to above moderate income applicants.~~

Among the ~~268~~90 applications for home improvement loans in ~~2003, 47~~2011, ~~69~~ percent were ~~approved~~originated, ~~25~~14 percent were denied, and ~~28~~17 percent were withdrawn, or closed for incompleteness, or received approval, but the applicant did not accept the loan. ~~Denial rates among low and moderate income applicants were significantly higher than rates for above moderate income households. Most likely, lower and moderate income households had high debt-to-income ratios to qualify for a second loan for home improvements. Approval rates were slightly higher, at 85 percent, for the San Diego-Carlsbad-San Marcos MSA as a whole.~~

Table 4-2 Disposition of Home Purchase and Home Improvement Loan Applications								
Applicant Income	Home Purchase Loans				Home Improvement Loans			
	Total Apps.	% Orig.	% Denied	% Other*	Total Apps.	% Orig.	% Denied	% Other*
Low Income (<80% MFI)	178	69.4	11.9	18.7	31	35.4	38.7	25.8
Moderate Income (80 to 120% MFI)	513	66.9	11.3	21.8	56	42.9	32.1	25.0
Above Moderate (>120% MFI)	3,320	72.5	8.5	19	178	51.1	20.2	28.7
Not Available	187	56.7	16	27.2	3	33.3	0	66.6
Total	4,198	70.9	9.3	19.7	268	47.4	24.6	28
Source: Home Mortgage Disclosure Act (HMDA), 2003. Notes: * "Other" includes applications approved but not accepted, files closed for incompleteness, and applications withdrawn.								

Government-Backed Lending

In addition to conventional mortgages, HMDA (~~Home Mortgage Disclosure Act~~) tracks loans for government-backed financing (e.g. FHA, VA, or FSA/RHS).¹ To be eligible for these loans, households must meet established income standards and homes must be under a maximum sales price. However, home prices in Carlsbad often exceed the maximum home values established by these government-backed programs, which makes it difficult for households to take advantage of these types of loans. ~~In 2003, only 21 households applied for government-backed home mortgage loans for properties in Carlsbad. Of these applications, 62 percent were originated (approved by the lenders and accepted by the applicants), 19 percent were denied, and 19 percent were withdrawn, closed for incompleteness, or received approval, but the loan was not accepted by the applicant. Only one application for a government-backed home improvement loan was processed in 2003 and the loan was originated.~~

In 2011, 144 households applied for government-backed home mortgage loans for properties in Carlsbad (Table 4.4-2). Of these applications, 72 percent were approved, 13 percent were denied, and 15 percent were withdrawn or closed for incompleteness. Application and approval rates have improved substantially since the last Housing Element review in 2003 when only one application for a government-backed home improvement loan was processed and the loan was approved. In 2011, 103 government-backed loans were approved. Approval rates were slightly higher, at 86 percent, for the San Diego-Carlsbad-San Marcos MSA as a whole.

¹ Government-backed financing includes those backed by the Department of Veteran Affairs (VA), Federal Housing Administration (FHA), and Farm Service Agency/Rural Housing Services (FSA/RHS). Down payment assistance, silent second, and other mortgage assistance programs offered by local jurisdictions are not tracked by HMDA.

Table 4.4-2: Disposition of Home Purchase and Home Improvement Loan Applications in Census Tracts Partially or Wholly Within Carlsbad (2011)

	<u>Government Backed</u>		<u>Conventional</u>		<u>Home Improvement</u>	
	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>
<u>Approved¹</u>	<u>103</u>	<u>72%</u>	<u>451</u>	<u>75%</u>	<u>62</u>	<u>69%</u>
<u>Denied</u>	<u>19</u>	<u>13%</u>	<u>72</u>	<u>12%</u>	<u>13</u>	<u>14%</u>
<u>Other²</u>	<u>22</u>	<u>15%</u>	<u>78</u>	<u>13%</u>	<u>15</u>	<u>17%</u>
<u>Total Applications</u>	<u>144</u>		<u>601</u>		<u>90</u>	
<u>1. "Approved" includes loans originated or approved, but not accepted.</u>						
<u>2. "Other" includes files closed for incompleteness, and applications withdrawn.</u>						
<u>Source: Home Mortgage Disclosure Act (HMDA), 2011.</u>						

Mitigating Opportunities

~~Results of the HMDA analysis indicate a gap in the availability of home financing for lower and moderate income households, particularly for rehabilitation financing. The City will continue to offer a range of homebuyer assistance, as well as rehabilitation assistance programs for lower and moderate income households.~~

To address potential private market lending constraints and expand homeownership and home improvement opportunities, the city offers and/or participates in a variety of home buyer, down payment assistance, and rehabilitation assistance programs. These programs assist extremely-low, very-low, low, and moderate-income residents by increasing access to favorable loan terms to purchase or improve their homes.

B.4.4.2 Government Constraints

Local policies and regulations can affect the price and availability of housing. Land use controls, ~~the~~ g~~rowth~~ m~~anagement~~ p~~rogram~~ P~~lan~~, development standards, site improvements, fees and exactions, permit processing procedures, and other issues may present potential and actual constraints to the maintenance, development, and improvement of housing.

Land Use Controls

The Land Use and Community Design Element of the ~~Carlsbad~~ General Plan sets forth policies for guiding local development. The distribution of land use designations within the city are based on several geographical and locational constraints. These constraints include: McClellan/Palomar Airport, San Diego Gas & Electric power plant, Encina wastewater treatment plant, regional commercial areas along Interstate 5 and Highway 78, open space reserves, habitat, beaches and lagoons, as well as the city's overall mesa/canyon topography. The airport, power plant and wastewater treatment plant could preclude residential development in close proximity due to potential public health and safety concerns. The natural constraints such as hilly topography, beaches and lagoons also limit the extent and density of residential uses- due to environmental factors.

Carlsbad's Land Use and Community Design Element establishes ~~five~~^{six} residential designations (~~excluding the Village~~) ranging in density from 1.0 dwelling unit per acre to ~~23~~³⁰.0 dwelling units per acre (Table 4.4-3). ~~These designations apply to properties outside the Village Redevelopment Area.~~ The R-30 land use designation was added to the General Plan in February 2013 and allows up to 30 dwelling units per acre.

In the Village, a separate land use designation applies (V – Village). This designation permits both residential and non-residential uses. Depending on the district within the Village, the minimum density is 18 units per acre (districts 5-9) or 28 units per acre (districts 1-4) and the maximum density permitted is 23 or 35 units per acre, respectively.

To further ensure that development adheres to the densities specified, the Land Use and Community Design Element requires development at or above the minimum density specified in Table 4.4-3.

As discussed ~~later below under the Growth Management Plan~~, the Growth Management Control Point (GMCP) ~~density represents~~ ensures adherence to the residential ~~cap~~ dwelling unit limits established~~invoked~~ by Carlsbad's Growth Management ~~Program~~Plan. Certain findings regarding the provision of adequate facilities and the densities of neighboring developments must be made to allow residential development to exceed the ~~Growth Control Point~~GMCP density~~cap~~.

<u>Table 4.4-3: Land Use Designations and Implementing Zones</u>			
<u>Land Use Designation</u>	<u>Allowed Density (du/ac)</u>	<u>GMCP (du/ac)</u>	<u>Implementing Zone</u>
<u>R 1.5 - Residential</u>	<u>0.0 - 1.5</u>	<u>1.0</u>	<u>R-1, R-A, PC¹, RMHP</u>
<u>R 4 – Residential</u>	<u>0.0 – 4.0</u>	<u>3.2</u>	<u>R-1, R-A, PC¹, RMHP</u>
<u>R 8 – Residential</u>	<u>4.01 – 8.00</u>	<u>6.0</u>	<u>R-1, R-2, RD-M, PC¹, RMHP</u>
<u>R 15 – Residential</u>	<u>8.01 – 15.00</u>	<u>12.0</u>	<u>R-3, RD-M, PC¹, RMHP, R-P</u>
<u>R 23 – Residential</u>	<u>15.0 – 23.00</u>	<u>20.0</u>	<u>R,3, RD-M, PC¹, RMHP, R-P, R-W</u>
<u>R 30 – Residential</u>	<u>23.01 - 30.00</u>	<u>25.0</u>	<u>R,3, RD-M, PC¹, RMHP, R-P</u>
<u>V - Village</u>	<u>Dist. 1-4: 28-35</u> <u>Dist. 5-9: 18-23 max</u>	<u>n/a²</u>	<u>V-R</u>
¹ <u>Subject to an approved master plan.</u>			
² <u>Requires an allocation of “excess dwelling units”; 828 “excess dwelling units” are currently reserved for the Village.</u>			
<u>Source: Carlsbad Draft General Plan update, November 2012.</u>			

<p>Table 4-3 Land Use Designations and Implementing Zones</p>			
Land Use Designation	Allowed Density (du/ae)	Growth Control Point (du/ae)	Implementing Zone
RL—Residential Low Density	0.0—1.5	1.0	R-1, R-A, PC, RMHP
RLM—Residential Low-Medium Density	0.0—4.0	3.2	R-1, R-A, PC, RMHP
RM—Residential Medium Density	4.0—8.0	6.0	R-1, R-2, RD-M, PC, RMHP
RMH—Residential Medium-High Density	8.0—15.0	11.5	R-3, RD-M, PC, RMHP, R-P
RH—Residential High Density	15.0—23.0	19.0	R-3, RD-M, PC, RMHP, R-P, R-W
<p>Source: Carlsbad General Plan, Amended September 13, 2005.</p>			

~~In the Village Redevelopment Area, Carlsbad has applied another, separate land use designation, V—Village. This designation permits both residential and non-residential uses, and the established density ranges are 15.0 to 23.0 and 15.0 to 35.0 dwelling units per acre. While no Growth Management Control Point has been established for Village residential development, all residential units approved in the Village must be withdrawn from the Excess Dwelling Unit Bank, which is a part of the Growth Management Plan discussed below.~~

Growth Management Plan

In the mid-1980s, Carlsbad experienced a construction boom. Annual growth rates exceeded ten percent and developers completed the most homes in the city’s history prior to that time – 2,612 – in 1986. Further, Carlsbad’s General Plan, in effect at that time, established a residential capacity exceeding 100,000 units, which potentially meant over 80,000 more homes could be built. With the above in mind, residents expressed concern over the loss of small town identity, disappearance of open space, and potential for growth to outstrip public facilities and services.

Aware that development was creating public facility impacts ~~to~~on the community, the city began working on its Growth Management Program Plan. Among the first ~~action~~actions taken was reduction of the General Plan’s residential capacity by approximately one-half in 1985. Subsequent actions included the adoption of a series of interim ordinances to restrict development while the formal Growth Management Program Plan was finalized. In 1986, Carlsbad adopted a citywide Facilities and Improvements Plan that established much of the foundational aspects of the program. That year, the program was permanently enacted by ordinance.

~~Also in 1986, Carlsbad voters passed Proposition E, which ratified the city’s Growth Management Plan. This program imposed very specific facility improvement and/or fee requirements for all new development and “locked-in” the residential density controls which were already part of the program. The program divided the city into four quadrants and established a dwelling unit cap per quadrant. The cap for the entire city is 54,600 units, although the individual quadrant caps cannot be exceeded without approval from Carlsbad voters. The caps are further discussed below.~~

The Growth Management Program Plan ensures that adequate public facilities and services are guaranteed at all times as growth occurs. This program establishes performance standards for eleven public facilities. The eleven public facilities addressed are city administration, library, waste-water treatment, parks, drainage, circulation, fire, open space, schools, sewer collection, and water distribution. The program requires that the appropriate public facilities must be available in conformance with the adopted performance standards in an area when new development occurs.

Unless each of these eleven public facility standards has been complied with, no new development can occur.

Compliance with the Growth Management ~~Program Plan~~ is planned for and provided through a three-tiered or phased planning process:

- *Citywide Facilities and Improvements Plan*, which adopted eleven public facility performance standards, defined the boundaries of twenty-five local facility management zones, and detailed existing public facilities and projected the ultimate public facility needs.
- *Local Facilities Management Plans* are prepared in each of the twenty-five zones and implement the provisions of the Growth Management ~~Program Plan~~. These plans phase all development and public facilities needs in accordance with the adopted performance standards, provide a detailed financing mechanism to ensure public facilities can be provided, are reviewed by city staff for accuracy, and are approved by the City Council after a public hearing.
- *Individual Projects* must comply with the provisions of the Local Facilities Management Plans, as well as implement provisions of the citywide plan. The third phase of the program includes the review of individual projects to ensure compliance with all performance standards prior to the approval of any development permits.

The 1986 Citywide Facilities and Improvements Plan estimated the number of dwelling units that could be built as a result of the application of the General Plan density ranges to individual projects. For the entire city at buildout, the estimate was 54,600-599 dwelling units (21,121 existing units plus 33,478 future units), which resulted in-~~or~~ an estimated buildout population of 135,000. The plan further divided the estimated future dwelling units among four city quadrants (the axis of the quadrants is El Camino Real and Palomar Airport Road), as follows: Northwest Quadrant - 5,844 units; Northeast Quadrant - 6,166 units; Southwest Quadrant - 10,667 units; Southwest Quadrant - 10,801 units.

The purpose of this estimate was to provide an approximate ultimate number of future dwelling units and population citywide and for each quadrant for facility planning purposes. The city's Capital Improvement Plan, Growth Management Plan, and public facilities plans are all based on this estimate. To ensure that all necessary public facilities will be available concurrent with the need to serve new development, it was necessary to set a limit on the number of future residential dwelling units which can be constructed in the city based on the estimate.

~~The city determined the maximum number of future dwelling units which could be constructed in the four quadrants. The axis of the four quadrants is the intersection of El Camino Real and Palomar Airport Road. The maximum number of future dwelling units which may be constructed or approved in each quadrant after November 4, 1986, is as follows: Northwest Quadrant—5,844 units; Northeast Quadrant—6,166 units; Southwest Quadrant—10,667 units; Southwest Quadrant—10,801 units.~~

On November 4, 1986, Carlsbad voters passed Proposition E, which ratified the Growth Management Plan and “locked in” the maximum future dwelling units in each of the four city quadrants per the estimates specified in the Citywide Facilities and Improvements Plan. When the Growth Management Program was ratified by Carlsbad citizens through an initiative, the voters Proposition E also mandated that the city not approve any General Plan amendment, zone change, tentative subdivision map or other discretionary approval ~~which—that~~ could result in future residential

development above the dwelling unit limit in any quadrant. This mandate will remain in effect unless changed by a majority vote of the Carlsbad electorate.

Local Facilities Management Plan

To facilitate effective implementation of the Growth Management Plan, the city is split into 25 different facility zones, each of which requires the preparation of a Local Facilities Management Plan (LFMP) prior to approving development in the affected zone. The LFMP seeks to ensure that development does not occur unless adequate public facilities and services exist or will be provided concurrent with new development. These plans are not seen as a constraint to development, but rather as a vehicle to provide information upfront about the capacity and availability of infrastructure. LFMPs have been adopted for all 25 facility zones.

Growth Management Control Point Density

Before Proposition E was drafted in 1986, one major concern was how best to link development to the provision of public facilities and also assure that once the facilities were installed subsequent development would not exceed their capacities. When Proposition E was drafted, it created for each residential general plan designation a "Growth Management Control Point" (GMCP) density (dwelling units per acre) at approximately the mid-point of the associated density range (Table 4.4-3).

~~Per the Growth Management Program, the GMCP identified for each land use designation in Table 4-3 represents a specific density (dwelling units per acre). The purpose of the GMCP density is~~ to ensure residential development does not exceed the dwelling unit caps established for each quadrant. A development may not exceed the ~~Growth Control Point~~ GMCP density unless the following three findings can be made:

- The project will provide sufficient public facilities for the density in excess of the ~~control point~~ GMCP to ensure that the adequacy for the city's public facilities plans will not be adversely impacted;
- There have been sufficient developments approved in the quadrant at densities below the ~~control point~~ GMCP to cover the units in the project above the control point so that approval will not result in exceeding the quadrant dwelling unit limit; and
- All necessary public facilities required by the Growth Management ~~Ordinance~~ Plan will be constructed or are guaranteed to be constructed concurrently with the need for them created by the development and in compliance with adopted city standards.

~~The 2005-2010 Housing Element contains programs discussed in Section 3 that propose densities exceeding the GMCP. In some cases, the proposed densities also exceed the allowed density range for the RH land use designation as listed in Table 4-3 above. The density ranges for the RH and the other land use designations in the table are contained in the Growth Management Program. The RH designation establishes the highest density range in Carlsbad.~~

~~New Housing Element programs propose a minimum density of 12 units per acre in the RMH land use designation and 20 units per acre in the RH designation. These are 0.5 and 1 unit above their respective GMCP. Both proposed minimum densities are under the maximum density of 15 units per acre for the RMH and 23 units per acre for the RH General Plan designations. As with any project that exceeds the GMCP, the General Plan amendments necessary to approve these increased minimum densities must demonstrate compliance with the three findings above. The increased minimum densities would require a bank withdrawal of no more than 25 units. As discussed and~~

~~shown in table 4-4 below, this and other withdrawal proposed as part of this Housing Element would not exceed the available bank balance.~~

~~Section 3 also discusses planned densities in the proposed Barrio and Village Redevelopment areas that exceed the RH designation's maximum density of 23 units per acre. The minimum density proposed for the Barrio Area is either 12 or 28 units per acre, depending on location; the minimum density proposed in the Village is either 18 or 28 units per acre, depending on the land use district. The Growth Management Program Plan does not prohibit densities which that exceed the maximum of the RHR-30 designation; instead the program requires the findings above to be made.~~

~~In this regard, recent changes to the Village Redevelopment Area development standards permitted a maximum density of 35 units per acre. Approval of these changes includes the determination that future development would remain consistent with growth projections and that no significant improvements would be required to public infrastructure. A similar analysis will be required as part of the planning to be done for the Barrio Area. Because densities planned for the Barrio Area exceed those that currently exist, units will need to be withdrawn from the Excess Dwelling Unit Bank, discussed in the following section.~~

Excess Dwelling Units

To ensure dwelling unit caps in each of the quadrants are not exceeded, Carlsbad developed a tracking system to account for projects approved both below and above the GMCP. Projects that have developed below the GMCP, for example, generate "excess dwelling units." ~~that are deposited into an "excess dwelling unit bank" that is maintained by quadrant.~~ Likewise, proposals approved at a density above the GMCP ~~withdraw can use~~ these excess units ~~from the bank.~~ As long as the specific unit withdrawal will use of excess units does not cause the quadrant dwelling unit limit to be exceeded ~~exceed the quadrant cap, projects are able to withdraw from the bank regardless of their quadrant location.~~

~~On February 6, 1990, the City Council established Council Policy Statement No. 43 specifies that residential projects must provide the minimum amount of affordable housing required by the city's Inclusionary Housing Ordinance to be eligible for an allocation of excess dwelling units. An allocation of excess dwelling units is considered an incentive and, therefore, the council's policy is applicable to both ownership and rental housing projects. Limiting the use of excess dwelling units to projects that provide affordable housing supports the city's ability to achieve the programs of this Housing element. to set out the procedures and policies regarding withdrawals from and the usage of dwelling units from the Excess Dwelling Unit Bank. On December 17, 2002, the City Council amended Policy Statement 43 to:~~

- ~~• Reduce the number of accumulated excess dwelling units available citywide at the time from 5,985 to 2,800;~~
- ~~• Authorize withdrawals from the bank to be utilized in "qualifying" projects anywhere within the city; and~~
- ~~• Establish that "qualifying" projects were limited to the following types of development proposals:~~
 - ~~• Projects that include a request for a density bonus;~~
 - ~~• Housing for lower or moderate income families;~~
 - ~~• Senior housing;~~

- ~~Housing located within either of the city's two Redevelopment Project Areas, which includes the Village;~~
- ~~Transit-oriented/"smart growth" developments;~~
- ~~Conversions of general plan land use designations from non-residential to residential; and~~
- ~~Single-family developments, in infill areas, under stipulated conditions.~~

~~The proposals identified in Section 3 to meet the city's remaining Regional Housing Needs Assessment (RHNA) can be considered "qualifying" projects and thus eligible to withdraw units from the bank. This is because they propose densities appropriate for lower and moderate income families, are located in the city's redevelopment areas, and are located in smart growth or transit-oriented areas such as the proposed Barrio Area or Quarry Creek. Moreover, by limiting bank withdrawals to only qualifying projects and establishing criteria that favors higher density housing, availability of excess dwelling units for programs proposed in this Housing Element is a reasonable assumption.~~

~~Just as it removed units from the bank, the City Council also has the ability at any time to add units to the bank should it become necessary or desirable. The addition of units to the bank could equal the approximately 3,100 units removed in 2002 or some other quantity as long as that added amount did not cause the overall cap of 54,600 units to be exceeded.~~

~~Deposits and withdrawals to the Excess Dwelling Unit Bank and the number of existing and future units in each quadrant are monitored monthly. This information may be obtained from the city's website at <http://www.carlsbadca.gov/pdfdoc.html?pid=488>. The following projects approved over the past five years provide a good representation of the developments that have ~~both contributed and~~ utilized excess dwelling units to and received units from the bank:~~

- ~~*Smith-Walsh*—A 2002 approval to change the General Plan designation from commercial to residential on approximately 5-acre property. This required a bank withdrawal of 30 units.~~
- ~~*Cantarini/Holly Springs*—This large residential project, approved in 2004, deposited 374 units into the Northeast Quadrant bank. Cantarini/Holly Springs is environmentally constrained by habitat and topography and features significant natural open space and did not realize the full unit yield allowed by the project's then General Plan designation.~~
- ~~*The Bluffs*—Another 2004 approval, The Bluffs withdrew 17 units from the Northeast Quadrant bank to accommodate a density increase from 11.5 (the GMCP) to 14.6 units per acre. The Bluffs features ten condominiums affordable to very low income families.~~
- ~~*State Street Mixed Use*—Because of its location in the Village Redevelopment Area, a withdrawal of six units was necessary for this project, which was approved in 2006.~~
- ~~*Aura Circle*—This project, approved in 2007, contributed 12 units to the bank. An eleven-lot single-family subdivision, over 80% of the 15-acre project site was set aside as habitat preserve. The General Plan designation for the property allowed 23 units.~~
- ~~*Robertson Ranch*—This 2006 project required a withdrawal from the Northeast Quadrant bank of 171 units. A large master-planned community, Robertson Ranch, now under construction, will feature over 1,100 units. The withdraw of bank units enabled over 500 units to be approved at densities exceeding the GMCP; as reported in Section 3, 465 were approved between 20 and 22.3 dwelling units per acre (du/ac), exceeding the GMCP of 19 du/ac; and 84 were approved at 12.4 du/ac, exceeding the GMCP of 11.5 du/ac.~~
- ~~*Second Dwelling Units*—Individuals proposing to construct second dwelling units on their already-developed properties must receive a unit withdrawal from the bank. Since 2003, 45 units have been withdrawn from the bank for this purpose.~~

- *Ocean Street Residences (2008)* – A 35 unit condominium project including seven affordable units; approved below the GMCP of 11.5 du/ac; created 15 excess dwelling units.
- *Seascape (2008)* – Twelve lot single family residential subdivision that included two affordable housing units; approved above the GMCP of 3.2 du/ac; utilized five excess dwelling units.
- *Tabata Ranch (2009)* – General Plan amendment changed the land use designation from RM (4-8 du/ac) to RLM (0-4 du/ac); created 12 excess dwelling units.
- *Tavarua Senior Apartments (2011)* – A 50 unit affordable senior housing project; approved at 55.5 du/ac, above the GMCP of 6 du/ac; utilized 44 excess dwelling units.
- *Dos Colinas (2012)* – A 305 unit continuing care community including 24 affordable housing units; created 111 excess dwelling units.
- *Rancho Milagro (2012)* – A 19 unit single family subdivision; required to construct three affordable dwelling units or purchase credits for three units in an affordable housing project; approved below the GMCP of 3.2 du/ac; created 34 excess dwelling units.
- *Vista La Costa Apartments (2012)* – A 19 unit apartment project approved at 21.6 du/ac, above the GMCP of 19 du/ac; required to purchase credits for 3 units in an affordable housing project; utilized 3 excess dwelling units.
- *Housing Element Program 2.1 Barrio (2013)* – General Plan amendment and zone change to increase allowed densities throughout the Barrio area; included the creation of the R-30 (23-30 du/ac) land use designation; implemented Program 2.1 of the 2005-2010 Housing Element; utilized 574 excess dwelling units.
- *Quarry Creek Master Plan* – General Plan amendment, zone change and master plan to allow for the development of 340 dwelling units at a density of 22.2 du/ac, 95 units at 16.7 du/ac, and 221 units at 14.2 du/ac; implemented Program 2.1 of the 2005-2010 Housing Element; utilized 363 excess dwelling units.

As the above list demonstrates, ~~excess dwelling units are developments throughout Carlsbad have created (when development is approved below the GMCP) and utilized (when development is approved above the GMCP) withdrawn and deposited units;~~ the list also demonstrates that affordable housing is achieved even when a project can be approved at a density below the GMCP, due to the city's Inclusionary Housing Ordinance. ~~into the Excess Dwelling Unit Bank and been constructed below and above the Growth Management Control Point. Prior to 2004~~In the past, development below the GMCP ~~this has been was~~ primarily due to housing market conditions, including the desirability of building low density projects. Other reasons for developing below the ~~GMCP~~~~Growth Control Point~~ include environmental constraints, such as topography and sensitive habitat. However, approving densities below the ~~Growth Control Point~~GMCP is now more difficult due to Government Code Section 65863, which incorporates state legislation (SB 2292) passed in 2004. More details about this law may be found in the section below on mitigating opportunities.

Mitigating Opportunities

~~As of December 1, 2008, the Excess Dwelling Unit Bank had a balance of 2,971 units. This number has changed little in the past year; in January 2008, the bank balance was 2,967. Overall, from January 2003 through December 2008, 349 units have been withdrawn from the bank and 520 units deposited. The previous section of the Housing Element, Housing Resources, indicates that the City has a remaining Regional Housing Needs Assessment (RHNA) of 3,566 units, including 2,395 units for lower income households and 1,171 units for moderate income households. In the past, the City has relied on withdrawals from the Excess Dwelling Unit Bank to facilitate the development of housing affordable to lower income households. The capacity (number of units) for each site appropriate for lower and moderate income housing identified in the sites inventory in Section 4.3 assumes development will take place at the minimum density of the density range. Therefore, none of the sites require the use of excess dwelling units to accommodate the RHNA. As a result, the Growth Management Plan and GMCP density do not serve as constraints to development.~~

~~Tables 3-4, 3-6, 3-7, 3-9 and 3-10 identify proposed residential and mixed-use sites and developments that could help accommodate the City's remaining lower and moderate income RHNA. Additionally, some of the sites listed in the tables would need the approval of General Plan Amendments and other planning document changes to re-designate the sites to allow residential uses or establish a higher residential density. Some of these identified sites currently allow for a maximum number of dwelling units (see "Dwelling Units Permitted" column in Table 4-4) based upon their site acreage multiplied by the Growth Control Point of the existing land use designation and less any existing units. Other identified sites currently do not permit residential uses, such as shopping center sites, or do not have any specific densities assigned to them for Growth Management Program compliance purposes, such as properties in the Village. Any dwelling units proposed above what is currently permitted would need to be withdrawn from the Excess Dwelling Unit Bank.~~

~~The City has a remaining RHNA of 3,566 lower and moderate income units. The identified sites, based on current Growth Control Point densities, allow for the development of 742 of the City's remaining lower and moderate income RHNA. The balance of the remaining lower and moderate income RHNA units (2,824 units) would need to be withdrawn from the Excess Dwelling Unit Bank. The existing 2,971 units in the Excess Dwelling Unit Bank (as of December 2008) are adequate to address the City need for lower and moderate income housing.~~

**Table 4-4
Dwelling Units Permitted on Vacant and Underutilized Residential and Mixed-Use Sites and
Recently Approved Projects Based on Current Growth Control Points**

Property	APN	Dwelling Units Permitted
Bridges at Aviara	Portions of 215-050-44 and 47	22
Ponto	216-140-17	0
Quarry Creek	Portions of 167-040-21	165
Vacant Unentitled RH Land	Various	224
Underutilized RH sites	Various	68
Second Dwelling Units	Various	0
Village Redevelopment Area	Various	0
Commercial Mixed-Use Ponto	Portion of 216-140-18	0
Vacant Unentitled RMH Land	Various	91
Underutilized RMH Land	Various	96
Shopping Center Mixed-Use	Various	0
Proposed Barrio Area	Various	70
Recently Approved Projects with Affordable Housing (Harding Street Senior Project) [†]	204-192-12	6
Total		742
Notes: [†] These projects are found in Table 3-11. Of the three projects identified in Table 3-11, only the Harding Street Project is counted in this Table 4-4. For purposes of this Housing Element, all 15 affordable units in the Harding Street project have been withdrawn from the Excess Dwelling Unit Bank. Overall, the project requires a 44 unit bank withdrawal when also factoring in its market rate units. The other two projects in Table 3-11, Lumiere and Roosevelt Street, do not require additional bank withdrawals. The Lumiere project is part of the Village Redevelopment Area (already counted above) and the Roosevelt Street project rehabilitates existing units and thus requires no units from the Excess Dwelling Unit Bank.		

In addition to ensuring adequate units exist in the Excess Dwelling Unit Bank, it is also necessary to verify that the identified sites do not cause the dwelling unit caps of each quadrant to be exceeded. Table 4-5 provides this analysis to demonstrate that quadrant caps will not be exceeded. In The “Identified Sites” column, reported are the number of units that would be withdrawn from the Excess Dwelling Unit Bank and that are in addition to any units already permitted on the sites by existing General Plan designations and densities, as identified in Table 4-4. As shown below, since per quadrant totals under “Identified Sites” are fewer than the per quadrant totals under “Future Units,” each quadrant has sufficient capacity to accommodate proposed Housing Element programs, as indicated by the per quadrant totals under “Remaining Future Units.” As shown in Table 4.4-4, the capacity of the General Plan, including the sites inventory for this Housing Element, does not exceed the dwelling unit limits established by the Growth Management Plan and Proposition E. General Plan capacity in Table 4.4-4 is based on the GMCP density for all sites, including those that can accommodate the RHNA; as mentioned above, the capacity used for the sites inventory for this Housing Element is based on minimum density, which further demonstrates that the sites can accommodate the RHNA and not be constrained by the dwelling unit limits in each quadrant.

Table 4.4-4: Analysis of Identified Sites Compared to Quadrant Dwelling Unit Limits

<u>Quadrant</u>	<u>Existing Units</u>	<u>General Plan Capacity¹</u>	<u>Quadrant Dwelling Unit Limit²</u>	<u>Remaining Future Units</u>
<u>Northwest</u>	<u>12,228</u>	<u>15,097</u>	<u>15,370</u>	<u>273</u>
<u>Northeast</u>	<u>5,933</u>	<u>9,042³</u>	<u>9,042</u>	<u>0³</u>
<u>Southwest</u>	<u>10,151</u>	<u>11,337</u>	<u>12,859</u>	<u>1,522</u>
<u>Southeast</u>	<u>16,128</u>	<u>16,549</u>	<u>17,328</u>	<u>779</u>

Notes:

¹ Includes existing units and undeveloped capacity (based on GMCP and SANDAG 2050 Regional Growth Forecast).

² Based on Proposition E (1986).

³ When the General Plan update, including this Housing Element, is approved by the City Council, the capacity of one or more of the sites in the sites inventory may need to be reduced to ensure compliance with the Growth Management dwelling unit limit for the northeast quadrant. The "General Plan Capacity" and "Remaining Future Units" referenced above will be updated upon approval of the General Plan update; in no event will the quadrant dwelling unit limit be exceeded; also, the sites inventory will remain adequate to accommodate the city's RHNA.

Table 4-5
Analysis of Identified Sites Compared to Quadrant Dwelling Unit Caps

<u>Quadrant</u>	<u>Quadrant Cap¹</u>	<u>Existing Units²</u>	<u>Future Units²</u>	<u>Identified Sites³</u>	<u>Remaining Future Units</u>
<u>Northwest</u>	<u>15,370</u>	<u>12,831</u>	<u>2,539</u>	<u>1,513</u>	<u>1,026</u>
<u>Northeast</u>	<u>9,042</u>	<u>5,521</u>	<u>3,521</u>	<u>362</u>	<u>3,159</u>
<u>Southwest</u>	<u>12,859</u>	<u>10,914</u>	<u>1,945</u>	<u>219</u>	<u>1,726</u>
<u>Southeast</u>	<u>17,328</u>	<u>14,010</u>	<u>2,318</u>	<u>203</u>	<u>2,115</u>

Notes:

¹ Based on Proposition "E" Caps added to the existing units in 1986.

² As of December 1, 2008

³ Included in totals are the 80 second dwelling units estimated to be built during the Housing Cycle. These units are divided up evenly among the four quadrants.

Government Code 65863 (~~Assembly Bill SB-2292~~)

~~SB-2292~~ California Government Code Section 65863 prohibits local governments, with certain exceptions, from approving residential projects at a density below that used to demonstrate compliance with Housing Element law. For Carlsbad, this Housing Element utilizes the GMCP minimum ~~has been the density used (for lower and moderate income sites) to demonstrate compliance with Housing Element law. In this 2005-2010 Housing Element, compliance is demonstrated not only by the Growth Control Point but also by new minimum densities that exceed it as discussed in Section 3.~~

~~Pursuant to California Government Code Section 65863, the City shall not by administrative, quasi-judicial, or legislative action, reduce, require or permit the reduction of residential density on any parcel to a density below that which was utilized by the California Department of Housing and Community Development in determining compliance with housing element law, unless, the City makes written findings supported by substantial evidence of both of the following:~~

~~a. The reduction is consistent with the adopted general plan, including the housing element.~~

~~b. The remaining sites identified in the housing element are adequate to accommodate the City's share of the regional housing need pursuant to Government Code Section 65584.~~

If a reduction in residential density for any parcel would result in the remaining sites identified in the Housing Element not being adequate to accommodate the city's share of the regional housing need, the city may reduce the density on that parcel provided it identifies sufficient additional, adequate, and available sites with an equal or greater residential density so that there is no net loss of residential unit capacity.

~~The City shall be solely responsible for compliance with Government Code Section 65863, unless a project applicant requests in his or her initial application, as submitted, a density that would result in the remaining sites in the housing element not being adequate to accommodate the City's share of the regional housing need. In that case, the City may require the project applicant to comply with Government Code Section 65863. In such cases, the findings would be made as part of the permit approval process. For the purposes of determining or requiring compliance with Government Code Section 65863, the submission of an application does not depend on the application being deemed complete or being accepted by the City.~~

~~Government Code Section 65863 does not apply to parcels that, prior to January 1, 2003, were either 1) subject to a development agreement, or 2) parcels for which an application for a subdivision map had been submitted.~~

~~It should be noted that residential projects with densities below the GMCP deposit their unused units into the Excess Dwelling Unit Bank. These excess units are available for allocation to other projects anywhere in Carlsbad. Accordingly, there is no net loss of the residential unit capacity used to determine compliance with state housing law.~~

Local Facility Management Plan

~~To facilitate effective implementation of the Growth Management Plan, the City is split into 25 different facility zones and requires the preparation of a Local Facility Management Plan (LFMP) for each zone prior to approving development in the affected zone. LFMPs have been prepared and development has occurred in all the City's zones, except for Zone 25, located in Carlsbad's north end. The Quarry Creek site, portions of which will be redesignated for RH and RMH land uses as part of a new Housing Element program, is in Zone 25. The City estimates that preparation of a city-initiated LFMP, and related general plan and zoning amendments and an environmental impact report will take two years.~~

Provisions for a Variety of Housing Types

Carlsbad's Zoning Ordinance accommodates a range of housing types in the community. Housing types permitted include standard single-family and multi-family housing, mobile homes, second units, mixed-use opportunities, as well as housing to meet special housing needs, such as farm labor housing, and housing for persons with disabilities. Table ~~4-6~~4-5 summarizes and the following text describes the types of housing permitted in each residential and commercial zone.

Table 4-64.4-5: Housing Types by Residential Zone Zoning Category													
Uses	E-A	R-E	R-A	R-1	R-2	R-3	R-P	R-W	R-DM	R-T	RMHP	C-1, C-2, C-L	PC
One Single Family Homes (detached)	A	P	P	P	P	P ³	P ^{51,2}	P ³¹	P ^{81,2}	<u>P</u>			P
Two Single Family Homes (attached)				<u>P</u> ³	P	P	P ⁶⁴	P	P	<u>P</u>			P
Multi-Family Housing					P ^{25,6}	P ⁴⁶	P ⁴⁶	P ⁴⁶	P ⁶	<u>P</u>		<u>P</u> ⁷	P ⁶
Second Dwelling Units		A ⁴⁸	A ⁴⁸	A ⁴⁸	A ⁴⁸	A ⁴⁸	A ⁴⁸	A ⁴⁸	A ⁴⁸	A ⁴⁸			PA ⁸
Mobile Homes	A	P	P	P	P	P ³¹	<u>P</u> ¹	P ³¹	<u>P</u> ¹	<u>P</u>	P		P
Large Residential Care Facility (>6 persons)						C	C ⁴⁷		<u>C</u>				PC
Small Residential Care Facility (≤6 persons)	A	P	P	P	P	P	P ⁴	P	<u>P</u>	<u>P</u> ⁹	<u>P</u> ⁹	<u>P</u> ⁹	P
Supportive Housing (>6 persons)						<u>C</u> ⁹	<u>C</u> ⁹		<u>C</u> ⁹				<u>C</u> ⁹
Supportive Housing (≤6 persons)		<u>P</u> ⁹	<u>P</u> ⁹	<u>P</u> ⁹	<u>P</u> ⁹	<u>P</u> ⁹	<u>P</u> ⁹	<u>P</u> ⁹	<u>P</u> ⁹	<u>P</u> ⁹	<u>P</u> ⁹	<u>P</u> ⁹	<u>P</u> ⁹
Transitional Housing (>6 persons)						<u>C</u> ⁹	<u>C</u> ⁹		<u>C</u> ⁹				<u>C</u> ⁹
Transitional Housing (≤6 persons)		<u>P</u> ⁹	<u>P</u> ⁹	<u>P</u> ⁹	<u>P</u> ⁹	<u>P</u> ⁹	<u>P</u> ⁹	<u>P</u> ⁹	<u>P</u> ⁹	<u>P</u> ⁹	<u>P</u> ⁹	<u>P</u> ⁹	<u>P</u> ⁹
<p>Source: City of Carlsbad Municipal Code, Amended September 28, 2004.</p> <p>Notes: A=Permitted Accessory Use; P=Permitted Use; C=Conditionally Permitted Use</p> <p>¹ Single-family dwellings are permitted when developed as two or more detached units on one lot. Also, one single -family dwelling shall be permitted on any legal lot that existed as of September 28, 2004, and which is designated and zoned for residential use.</p> <p>² When the zone implements the R-8 land use designation.</p> <p>³ Subject to approval of a planned development permit.</p> <p>⁴ When the zone implements the R-15 or R-23 land use designation.</p> <p>⁵ A multi-family dwelling with a maximum of four (4) units may be erected when the side lot line of a lot abuts R-P, commercial or industrial zoned lots, but in no case shall the property consist of more than one lot, or be more than 90 feet in width.</p> <p>⁶ Development of four or more multi-family dwellings requires approval of a site development plan.</p> <p>⁷ Permitted when located above the ground floor of a multistory commercial building and subject to approval of a site development plan.</p> <p>⁸⁻⁸ Accessory to onesingle-family dwelling only.</p> <p>⁹ As adopted by the City Council, October 2, 2012. Coastal Commission review expected in 2014.</p> <p>² A multiple family dwelling with a maximum of four (4) units may be erected when the side lot line of a lot abuts R-P, commercial or industrial zoned lots, but in no case shall the property consist of more than one lot, or be more than 90 feet in width.</p> <p>³ One family dwellings are permitted when developed as two or more detached units on one lot. Also, a single one family dwelling shall be permitted on any legal lot that existed as of September 28, 2004, and which is designated and zoned for residential use.</p> <p>⁴ With approval of a Site Development Plan.</p> <p>⁵ When the zone implements the RMH or RH land use designation.</p> <p>⁶ When the zone implements the RMH land use designation.</p> <p>⁷ When the zone implements the O land use designation.</p> <p>⁸ Permitted when the zone implements the RM land use designation. Otherwise, one family dwellings are permitted when developed as two or more detached units on one lot. Also, a single one family dwelling shall be permitted on any legal lot that existed as of September 28, 2004, and which is designated and zoned for residential use.</p> <p>Sources: City of Carlsbad Municipal Code, 2011; Carlsbad Planning Division, 2012.</p>													

Multi-Family Units

Multi-family units comprise roughly 29 percent of Carlsbad's housing stock and are permitted in six of the city's residential zones. Two-family units are permitted in the R-2, R-3, R-DM, R-W, and PC zones, while multi-family uses up to four units are permitted in the R-2 zone when the side lot line of a lot abuts R-P, commercial, or industrial zoned lots. Larger multi-family projects are permitted in the R-3, R-DM, R-W, and PC zones with approval of a Site Development Plan.

Second Dwelling Units

Second dwelling units are permitted as an accessory use to a one-family dwelling in the R-E, R-A, R-1, R-2, R-3, R-P, R-W, R-DM, and R-T zones. ~~City regulations require that if rented, second units must be rented at rates that are affordable to low income households.~~

Manufactured Housing and Mobile Homes

State housing law requires communities to allow manufactured housing by right on lots zoned for single-family dwellings. However, the city can regulate the architectural design of a manufactured home or mobile home. The city's current requirements for manufactured housing and mobile homes comply with ~~S~~state law. Mobile homes parks are also permitted in the RMHP zone.

Transitional Housing and Supportive Housing

Transitional housing is a type of housing used to facilitate the movement of homeless individuals and families to permanent housing. Transitional housing can take several forms, including group quarters with beds, single-family homes, and multi-family apartments and typically offers case management and support services to return people to independent living (usually between 6 and 24 months).

~~Currently, the Carlsbad Zoning Ordinance does not explicitly address transitional housing facilities. The City will amend the Zoning Ordinance to differentiate transitional housing in the form of group quarters from transitional housing as multi-family rental housing developments. For transitional housing facilities that operate as multi-family rental housing developments, such uses will be permitted by right where multi-family housing is permitted and will be subject to the same development standards.~~

~~For transitional housing facilities that operate as group quarters, such facilities will be permitted as community care residential facilities (see discussions under Licensed Community Care Facilities). Potential conditions for approval of large residential care facilities (for more than six persons) as transitional housing may include hours of operation, security, loading requirements, noise regulations, and restrictions on loitering. Conditions would be similar to those for other similar uses and would not serve to constrain the development of such facilities.~~

Supportive housing

~~The California Health and Safety Code (50675.14 [b]) defines supportive housing as housing with~~ Supportive housing has ~~no limit on length of stay that is occupied by a target population as defined in subdivision (d) of Section 53260, and that~~ is linked to onsite or offsite services that assist the ~~supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. Target population includes adults with low incomes having one or more~~ disabilitiesphysical or development disability, ~~including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions,~~ or

~~individuals eligible for services provided under the Lanterman Developmental Disabilities Services Act (Division 4.5, commencing with Section 4500, of the Welfare and Institutions Code) and. This may, among other populations, also include families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, or homeless people.~~

Similar to transitional housing, supportive housing can take several forms, including group quarters with beds, single-family homes, and multi-family apartments. Supportive housing usually includes a service component either on- or off-site to assist the tenants in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

~~The Carlsbad Zoning Ordinance does not currently address the provision of supportive housing. The Zoning Ordinance will be amended to differentiate supportive housing in the form of group quarters from multi-family rental housing developments. For supportive housing facilities that operate as multi-family rental housing developments, such uses will be permitted by right where multi-family housing is permitted and will be subject to the same development standards.~~

~~For supportive housing facilities that operate as group quarters, such facilities will be permitted as residential care facilities. Potential conditions for approval of supportive housing for more than six persons may include hours of operation, security, loading requirements, noise regulations, and restrictions on loitering. Conditions would be similar to those for other similar uses and would not serve to constrain the development of such facilities.~~

~~In order to implement Program 3.15 of the 2005-2010 Housing Element, the City Council adopted a Zoning Ordinance amendment in October 2012 that identified transitional and supportive housing as either permitted by right or conditionally permitted uses in all residential zones, as shown in Table 4.4-5, and in commercial zones where residential is permitted. The Coastal Commission is anticipated to act on the amendment in early 2014. The city has not identified any additional barriers to the development of transitional or supportive housing. However, during its review of this Housing Element, HCD noted that the amended ordinance does not meet the full requirements of SB2. Specifically, the ordinance could potentially impose conditions on transitional and supportive housing (i.e., occupancy limits) that it does not impose on other residential dwellings of the same type in the same zones. As a result, this Housing Element includes a program (Program 3.14) to amend the city's Zoning Ordinance to fully comply with state law.~~

Emergency Shelters

An emergency shelter is a facility that houses homeless persons on a limited short-term basis. ~~The Zoning Ordinance does not currently reference emergency shelters directly, although churches may provide temporary shelter.~~

~~In order to implement Program 3.14 of the 2005-2010 Housing Element and comply with SB2, the city adopted a Zoning Ordinance amendment in September 2012 to permit emergency shelters by right in the industrial zones, which are well served by major transportation and bus routes and have some commercial services. (The La Posada de Guadalupe homeless shelter discussed below is in the Heavy Industrial (M) Zone.) In these zones, year-round shelters with up to 30 persons or beds are permitted by right; larger shelters are conditionally permitted. The amendment also provided basic standards. The city anticipates the Coastal Commission will act on the amendment in early 2014.~~

Within the Planned Industrial (P-M) and M zones there are at least 27 acres that may be appropriate for emergency shelters. These sites are vacant and not constrained by airport noise and safety hazards; or private conditions, covenants, and restrictions or a zoning overlay that prohibit residential uses. In addition, following a period of significant office and industrial construction in the early 2000s, the city has high vacancy rates for both office and industrial uses (29.3% and 14.6%, respectively)², providing an opportunity for emergency shelters to locate in vacant buildings. While the existing La Posada de Guadalupe homeless/farmworker housing facility accommodates the current estimates of homeless persons in the city (110 in 2012, as described in Section 4.2), there may be additional need (e.g. for women and families) in the future that can be accommodated on these sites.

As with all uses locating in the P-M or M zones, siting an emergency shelter will require consideration be given to the presence of surrounding industrial uses that may employ chemicals or hazardous materials or procedures that could pose a threat. Such surrounding uses may render a potential emergency shelter location as unsuitable or may require additional building requirements. It is not possible to determine if such conditions exist until a specific site is identified.

In 2008, the City awarded a \$2 million grant from collected Agriculture Conversion Mitigation Fees (see Section 3 for more information) to Catholic Charities. In 2012, Catholic Charities began construction to rebuild and expand the current year-round La Posada de Guadalupe homeless shelter to provide additional farmworker housing. The project is funded in part by a Community Development Block Grant and a \$2 million grant from the city's Agriculture Conversion Mitigation Fund (see Section 4.3 for more information). Following reconstruction, this facility will feature 50-7270 beds for farmworkers in addition to the 50-beds that currently serve farmworkers and homeless men. Additionally, the city's funding grant stipulated that the farmworker portion of ~~Catholic Charities proposed the~~ shelter expansion be converted to accommodate homeless persons, including families, should agriculture in Carlsbad ever diminish to the point that farmworker housing is unnecessary.

~~In addition to serving as the site of an existing 50-bed farmworker and homeless shelter, t~~The city also participates in regional homeless programs. Most recently, Carlsbad supported through funding the multi-jurisdictional North County Regional Winter Shelter Program. One of the shelters ~~that is part of~~participating in this Program is La Posada de Guadalupe. Carlsbad is also served by other homeless shelters and programs as identified in Table 4.2-11~~12~~.

The city has also provided funding to North County Solutions for Change (Solutions) to assist them in the development of affordable housing to be used by families graduating from their homeless prevention program. Approximately 10 Carlsbad residents are served by the prevention program each year. In 2012, the City Council authorized Solutions to use city allocated funds to assist them in acquiring an existing 47 unit apartment complex in the City of Vista (the high cost of land made it difficult to find a cost effective site in Carlsbad). Solutions completed the rehabilitation of the apartments in Vista and is moving formerly homeless families into the complex.

In compliance with SB 2, this Housing Element has included a program to permit emergency shelters by right in the City in the Planned Industrial (P-M) and Industrial (M) zones. In some cases, for reasons explained below, it may also be necessary to amend a property's Qualified Development (Q) Overlay.

² City of Carlsbad, "Working Paper #2, The Local Economy, Business Diversity and Tourism", 2010.

~~The P-M and M zones apply to most of the City's industrial and business park areas, and they are well served by major transportation and bus routes. The La Posada de Guadalupe homeless shelter discussed above is in the M Zone. Furthermore, locating these shelters in the City's industrial zones is consistent with City Council direction given in 2005.~~

~~The P-M and M zones contain over 2,000 acres of mostly developed properties _____ in Carlsbad. Located in a corridor stretching from Avenida Encinas near the Pacific Ocean to Carlsbad's eastern boundary with San Marcos and Vista, properties in these zones are served by Palomar Airport Road and El Camino Real, two of the City's major arterials. These zones and business and industrial parks within them surround McClellan-Palomar Airport. For safety and noise reasons, uses near the airport are generally limited to low intensity, non-residential uses, such as manufacturing, warehousing, and office uses. Limited commercial uses are also located in specific areas around the airport and in the P-M and M zones to serve the business park population. These uses include business hotels, restaurants, industrial medicine clinics, as well as day-to-day support services, such as office supply stores, general medical practitioners (e.g., dentists, optometrists), barbers, and banks.~~

~~While the M and P-M zones are substantial in size and are well served by transportation and services, three constraints limit the locational choices for an emergency shelter within these zones:~~

- ~~○ Due to the proximity of McClellan-Palomar Airport, many properties in the M and P-M zones are located in the airport's Flight Activity Zone (FAZ). The FAZs mark the primary airplane approach and departure paths, and properties within them are unsuitable for uses that allow the congregation of large groups of people, such as a movie theater, a church, or an emergency shelter.~~
- ~~○ Many properties within the P-M Zone are governed by private conditions, covenants, and restrictions (CC&Rs). Generally, these CC&Rs prohibit residential uses of any kind.~~
- ~~○ Some properties in the M Zone also have a Qualified Development (Q) Overlay. These overlays may impose restrictions that prohibit residential or transient uses or they may simply refer to the underlying zone (i.e., the M or P-M) for the list of allowable uses.~~

~~With the above limitations in mind, potential emergency shelter locations are available in these zones. Approximately 240 acres are unconstrained either by CC&Rs or FAZs and therefore could be considered for shelters. Approximately 100 of these acres have a Q Overlay. All such sites have a General Plan designation of Planned Industrial (PI) or Planned Industrial/Open Space (PI/OS), the latter of which primarily recognizes the preservation of steep hillside areas next to some developed industrial areas. Furthermore, of the available sites, approximately 13.5 acres are vacant; these vacant acres are zoned P-M and do not have a Q Overlay.~~

~~As the majority (95%) of the unconstrained acreage is developed, other considerations given to determining property availability were vacancy rates for industrial and office space and whether any of the sites could be considered "underutilized." An underutilized site may have characteristics, such as structure age or low improvement value, which may increase the likelihood for redevelopment or reuse as an emergency shelter. To determine if a site was underutilized, County Assessor's information was reviewed to determine if any site had a land value greater than its improvement value. Based on that review, none of the unconstrained sites were determined to be underutilized.~~

~~In addition, industrial and office vacancy rates were also considered. Since 2000, Carlsbad has experienced a significant amount of non-residential construction. The majority of this construction has taken the form of industrial and office buildings in the City's industrial and business parks, rather~~

than in the form of commercial buildings. During the period 2000 to 2007, the City permitted over 7,000,000 square feet of new, non-residential space, most of which occurred in the M and P-M zones.

Because of the significant amount of construction, vacancy rates for both office and industrial uses are high and provide the opportunity for emergency shelters to locate in currently vacant buildings. According to an October 2, 2007, absorption study prepared by Empire Economics for the City's consideration of Community Facilities District #3, industrial and office vacancy rates were 12.5% and 22.6%, respectively. The report noted that this was significantly higher than vacancy rates of San Diego County as a whole, which were 6.8% and 12.2% for industrial and office uses.

Additionally, these high vacancy rates do not portend a new trend. For example, a December 31, 1999, Financial Status Report prepared by the City's Finance Department stated "the City continues to experience a relatively high vacancy rate with commercial/industrial sites within the area due to a high development rate in previous fiscal years." The report also discussed the lack of finished industrial land in Carlsbad, which was soon remedied by the significant non-residential construction that took place beginning in 2000 and that continues today.

Carlsbad believes high vacancy rates will continue at least through the remainder of the current Housing Element cycle, thereby providing increased opportunities for homeless shelters to locate in the City. For example, a July 19, 2008, San Diego Union Tribune article accessed on SignOnSanDiego.com, and entitled "16% office vacancy rates seen in County," reported vacancy rates for Carlsbad office space at 24%.

Additionally, large projects in the City's industrial and business park corridor, such as Bressi Ranch and the Carlsbad Forum and Raceway projects, still have a number of vacant lots. Carlsbad Oaks North, a very large business park development situated east of the airport, has yet to see any building construction. According to its environmental impact report, Carlsbad Oaks North has the potential to add nearly 2,000,000 square feet of industrial and office space.

Overall, the City's Finance Department estimates that vacant, non-residential acreage in Carlsbad should remain available for construction through 2015. While these projects are identified to help underscore the likelihood of high vacancy rates over at least the next few years, it should be noted that by and large these projects are not suitable as sites for emergency shelters because of restrictions imposed by FAZs and CC&Rs.

Emergency shelters will be subject to the same development standards applied to other development in the zone in which they are to be permitted. Furthermore, pursuant to State law, the City may establish objective development standards to regulate the following:

- The maximum number of beds/persons permitted to be served nightly;
- Off-street parking based on demonstrated need, but not to exceed parking requirements for other residential or commercial uses in the same zone;
- The size/location of exterior and interior onsite waiting and client intake areas;
- The provision of onsite management;
- The proximity of other emergency shelters, provided that emergency shelters are not required to be more than 300 feet apart;
- The length of stay;
- Lighting; and
- Security during hours that the emergency shelter is in operation.

~~Furthermore, As with all uses locating in the P-M or M-zones, siting an emergency shelter will require consideration be given to the presence of surrounding industrial uses that may employ chemicals or hazardous materials or procedures that could pose a threat. Such surrounding uses may render a potential emergency shelter location as unsuitable or may require additional building requirements. It is not possible to determine if such conditions exist until a specific site is identified.~~

~~In addition, the City will provide financial support to regional emergency shelter programs.~~

Farm Labor Housing

The city permits agricultural ~~use~~ as a permitted use in many zones, including:

- Exclusive Agricultural (E-A)
- Residential Agricultural (R-A)
- Rural Residential Estate (R-E)
- One-Family Residential (R-1)
- Two-Family Residential (R-2)
- Multiple-Family Residential (R-3)
- Open Space (O-S)

While the city has established a zoning district of Exclusive Agricultural (E-A), only three, small scattered properties are zoned E-A.

Pursuant to the State Employee Housing Act (Section 17000 of the Health and Safety Code), employee housing for agricultural workers consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household is permitted by right in an agricultural land use designation. Therefore, for properties that permit agricultural uses by right, a local jurisdiction may not treat employee housing that meets the above criteria any differently than an agricultural use.

Furthermore, any employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure with a residential land use designation, according to the Employee Housing Act. Employee housing for six or fewer persons is permitted where a single-family residence is permitted. No conditional or special use permit or variance is required.

~~In 2004, the City amended the Zoning Ordinance to conditionally permit farm labor housing for more than 12 persons in a group quarters or 12 units/spaces for households in the E-A, R-P, O, C-1, C-2, C-T, C-M, M, P-M, P-U, O-S, C-F and C-L zones. The Zoning Ordinance will be amended again to reflect changes to State Employee Housing Act regarding by right farm labor housing.~~

To comply with Health and Safety Code Section 17021.6 and implement Program 3.13 in the 2005-2010 Housing Element, a Zoning Ordinance amendment was adopted by the City Council in October 2012. The amendment permits farmworker housing by right or conditionally where agricultural uses are also permitted by right or conditionally, respectively. The city anticipates that the Coastal Commission will act on the amendment in early 2014.

Alternative Housing

~~Recent state legislation~~ State law requires housing elements to identify zoning to encourage and facilitate housing for extremely low income households, including single-room occupancy units (SROs). ~~Currently, SROs are provisionally or~~

~~To implement Program 3.13 in the 2005-2010 Housing Element and expand housing opportunities for extremely low income households, in September 2012 the City Council approved an amendment to the Village Master Plan and Design Manual to conditionally permitted and establish standards for as “Managed Living Units” in certain specific land use districts of the City’s Village Redevelopment area. A Managed Living Unit ordinance has been drafted. The draft ordinance defines managed living unit as a “guest room within a Managed Living Unit project which is designed and intended for transient occupancy of daily, weekly or longer tenancy or permanent residency, providing sleeping or living facilities for one or two persons, in which a full bathroom and a partial kitchen are provided.” The Housing Element includes a program to pursue adoption of the Managed Living Units Ordinance to conditionally permit such housing in the Village Area. The conditions for approval will focus on performance standards such as parking, security, management, and site design to ensure such housing is well integrated into the surrounding uses. Development standards for SROs will be similar to efficiency or studio units in order to facility and encourage the development of such housing as a viable option for lower income persons.~~

~~The amendment fulfilled program objectives by providing standards for a viable, housing option for lower income persons. The city anticipates that the Coastal Commission will act on the amendment in early 2014. The city has not identified any additional barriers to the development of alternative housing solutions for very and extremely low income housing.~~

Licensed Community Care Facilities

The California Health and Safety Code requires that certain community care facilities serving six or fewer persons be permitted by right in residential zones. Moreover, such facilities cannot be subject to requirements (development standards, fees, etc.) more stringent than single-family homes in the same district. The Carlsbad Zoning Ordinance states that residents and operators of a residential care facility serving six or fewer persons are considered a “family” for purposes of any zoning regulation relating to residential use of such facilities. Therefore, small residential care facilities are permitted under the same conditions and in the same locations as ~~detached and attached single one-family, two-family,~~ and multiple-family dwellings. Residential care facilities serving more than six persons are conditionally permitted in the R-3, R-D-M and C-2 zones and the R-P zone when that zone implements the ~~RMHR15, R23, or RHR30~~ land use designation.

The city has no distance requirements for residential care facilities. Conditions for approval relate to setback and parking requirements, compatibility with surrounding uses, ingress/egress, consistency with the General Plan and other city plans, requirements by the city’s Fire Department, and compliance with State Department of Social Services licensing requirements. Furthermore, the Zoning Ordinance provides that, on appeal, the City Council may modify these requirements provided that the modifications would not impact the health and safety of the residents. The city’s conditions for approval have not served to constrain the development of residential care facilities in Carlsbad. According to the State Department of Social Services Licensing Division, ~~2931~~ licensed residential care facilities for elderly and adults ~~are located in Carlsbad—, providing over 2,200 beds. Among these facilities, one-third (10 facilities) are larger11 have more~~ than six beds. ~~These ten larger facilities total over 2,000 beds.~~

Housing for Persons with Disabilities

The State Housing Element law requires a jurisdiction review its policies and regulations regarding housing for persons with disabilities.

Zoning and Land Use: The city of Carlsbad complies with the State law ~~regarding, allowing~~ small licensed community care facilities for six and fewer persons ~~by right~~. Facilities serving more than six persons are conditionally permitted in the R-3, R-D-M, C-2 and R-P zones (see discussion above under “Licensed Community Care Facilities”).

Furthermore, the Carlsbad Zoning Ordinance provides for the development of multi-family housing in the R-2, R-3, R-P, R-W, R-DM, and P-C (as provided through master plans) zones. Regular multi-family housing for persons with special needs, such as apartments for seniors and the disabled, are considered regular residential uses permitted by right in these zones. The city’s land use policies and zoning provisions do not constrain the development of such housing.

Definition of Family: ~~Although the city does not differentiate between related and unrelated individuals living together in its definition of “family,” HCD commented in the last Housing Element update that the terms in the definition, “reasonable number of persons” and “bona fide housekeeping unit”, posed a constraint to housing and were potentially discriminatory. The city removed these terms from the definition of “family” to eliminate any potential or perceived constraint to development. The amendment was adopted by City Council in 2010 and approved by the Coastal Commission in 2011. Local governments may restrict access to housing for households failing to qualify as a “family” by the definition specified in the Zoning Ordinance. Specifically, a restrictive definition of “family” that limits the number of and differentiates between related and unrelated individuals living together may illegally limit the development and siting of group homes for persons with disabilities but not for housing families that are similarly sized or situated.³~~

~~The City of Carlsbad Zoning Ordinance defines a “family” as “a reasonable number of persons who constitute a bona fide single housekeeping unit. Residents and operators of a residential care facility serving six or fewer persons shall be considered a family for purposes of any zoning regulation relating to residential use of such facilities.” However, since the Zoning Ordinance does not differentiate between related and unrelated individuals nor does it specify the number of persons to be considered reasonable, this definition is not considered restrictive nor does it present a constraint to housing for persons with disabilities. Nevertheless, the City will remove the definition of family from its Zoning Ordinance.~~

Building Codes: The city enforces Title 24 of the California Code of Regulations that regulates the access and adaptability of buildings to accommodate persons with disabilities. No unique restrictions are in place that would constrain the development of housing for persons with disabilities. Compliance with provisions of the Code of Regulations, California Building Standards Code, and

³ California court cases: ~~(City of Santa Barbara v. Adamson, (1980) and City of Chula Vista v. Pagard, (1981), etc.)~~ have ruled an ordinance ~~as~~ invalid if it defines a “family” as (a) an individual; (b) two or more persons related by blood, marriage, or adoption; or (c) a group of not more than a specific number of unrelated persons as a single housekeeping unit. These cases have explained that defining a family in a manner that distinguishes between blood-related and non-blood related individuals does not serve any legitimate or useful objective or purpose recognized under the zoning and land use planning powers of a municipality, and therefore violates rights of privacy under the California Constitution.

federal Americans with Disabilities Act (ADA) is assessed and enforced by the Building ~~Department~~ Division as a part of the building permit submittal.

Reasonable Accommodation Procedure: Both the Fair Housing Act and the California Fair Employment and Housing Act direct local governments to make reasonable accommodations (i.e. modifications or exceptions) in their zoning laws and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and access housing. To provide individuals with disabilities such reasonable accommodation, the city adopted a Zoning Ordinance amendment in 2011 to establish a procedure for requests for reasonable accommodation. The amendment was approved by the Coastal Commission in March 2013.

~~Requests for reasonable accommodations with regard to zoning, permit processing, and building codes are reviewed and processed by either the Planning or Building Department on a case-by-case basis, depending on the nature of the requests. However, the City does not have a formal procedure for processing requests for reasonable accommodation.~~

Mitigating Opportunities

The city recognizes the importance of providing a variety of housing options to meet the varied needs of its residents. With respect to emergency shelters, the city will continue to participate financially in regional programs, such as the North County Regional Winter Shelter Program, which utilizes the La Posada de Guadalupe men's homeless/farmworker shelter in Carlsbad and other emergency shelters to provide emergency shelter in the local area. The city's regulations do not represent a constraint to development of the other housing types described above. The City will amend its Zoning Ordinance to address the following types of housing:

- ~~**Emergency Shelters, Transitional Housing, and Supportive Housing:**~~

- ~~○ The City will amend the Zoning Ordinance to permit emergency shelters by right in a specified zone.~~
- ~~○ The City will amend the Zoning Ordinance to clearly define the transitional housing and supportive housing. When such housing is developed as group quarters, they should be permitted as residential care facilities. When operated as regular multi-family rental housing, transitional and supportive housing should be permitted as permitted by right as multi-family residential use in multi-family zones.~~
- ~~○ The City shall continue its participation annually and financially in regional programs, such as the North County Regional Winter Shelter Program, which utilizes the La Posada de Guadalupe men's homeless/farmworker shelter in Carlsbad and other emergency shelters to provide emergency shelter in the local area.~~

- ~~**Farmworker Housing:** To comply with Health and Safety Code Section 17021.6, the City will amend the Zoning Ordinance to permit by right farmworker housing of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household on properties where agricultural uses are permitted.~~

- ~~**Managed Living Units:** The City will adopt an ordinance to conditionally permit and establish standards for managed living units in certain land use districts of the Village Redevelopment Area.~~

- ~~**Reasonable Accommodation Procedure:** In addition, the City will adopt an ordinance to establish a formal policy on reasonable accommodation. The ordinance will specify the types~~

~~of requests that may be considered reasonable accommodation, the procedure and reviewing/approval bodies for the requests, and waivers that the City may offer to facilitate the development and rehabilitation of housing for persons with disabilities.~~

Residential Development Standards

Carlsbad regulates the type, location, appearance, and scale of residential development primarily through the Zoning Ordinance. Zoning regulations are designed to maintain the quality of neighborhoods, protect the health, safety, and general welfare of the community, and implement the policies of the city's General Plan. Table 4-~~7.4-6~~ summarizes the residential development standards in Carlsbad.

Building Standards

~~Single family home projects typically range from four units per acre in the R-A zone to eight units per acre in the R-1 zone, depending on which General Plan land use designation the zone implements, specific site conditions, and amenities provided. In addition, one unit per lot is permitted in the R-E zone.~~

~~Multi-family developments range from 4 to 23 units per acre in various zones, including the R-2, R-3, R-W or RDM zones, depending on which General Plan land use designation the zone implements, specific site conditions, and amenities provided.~~

~~The maximum height permitted in all zones is between 24 and 35 feet. Minimum lot area ranges from 3,000 square feet in the RMHP zone to 1 acre in the R-E zone. Residential developments are required to provide a reasonable amount of open space per unit; therefore, a maximum lot coverage of 40 to 60 percent of available land can be developed within each zone.~~ Overall, the city's development standards are typical and consistent with a community that is constrained by its hilly topography. Density is regulated by the General Plan land use designation as demonstrated in Table 4.4-6.

Table 4-74.4-6: Basic Residential Development Standards

Characteristic of Lot, Location & Height	R-E	R-A	R-1	R-2	R-3	RD-M	R-W	R-T	R-P	RMHP	V-R
Minimum Net Lot Area (in square feet)	43,560 (1 acre)	7,500-21,780	6,000-21,780	6,000-7,500	7,500	6,000-10,000	5,000	7,500	7,500	3,000-3,500	n/a
Density Ranges (in du/acre)	0-1.5	0-4	0-8	4-8	8-23	4-23	15-23	—	8-23	—	
Minimum Lot Width (feet)	300'	60'-80'	60'-80'	60'-80'	50'-60'	60'	40'	—	60'-80'	50'	n/a
Maximum Lot Coverage	20%	40%	40%	50%	60%	60%	75%	—	60%	75%	60-100% ⁸
Minimum Setbacks (feet)											
Front	70'	20' ¹	20' ¹	20' ¹	20' ¹	10'-20' ³	10'	20'	20' ¹	5'	0'-20' ⁸
Side	15'-50'	5'-10' ²	5'-10' ²	5'-10' ²	5'-10' ²	50'-10' ⁵	4'-8' ⁶	5'-10' ⁷	5'-10' ²	3'	0'-10' ⁸
Rear	-30'	10'-20'-	10'-20'	10'-20'	10'-20'	10'	8'	20'	20' ⁴	3'-5'	0'-10' ⁸
Maximum Height (in feet)	35'	24'-35'	24'-35'	24'-35'	35'	35'	35'	35'	35'	--	30'-45' ⁸

Source: City of Carlsbad, 2005.

Notes:

¹—For key lots and lots which side upon commercially or industrially zoned property, the minimum setback is 15 feet.

²—Interior lot side yards must have a minimum setback of 10 percent of the lot width, but ~~not less than must be within~~ 5 feet and need not exceed ~~to~~ 10 feet. Corner lot side yards facing the street must be 10 feet and extend the length of the lot.

³—A minimum of 15-foot setback permitted providing carport or garage openings do not face the front yard; ~~and~~ a minimum of 10 feet ~~permitted~~, provided ~~ing~~ carport or garage openings do not face the yard and that the remaining front yard is landscaped with a combination of flowers, shrubs, trees, and irrigated with a sprinkler system. ~~plans shall be approved by the planning director prior to issuance of a building permit for a proposed structure.~~

⁴—Equal to 20percent of lot width, ~~need~~ not ~~to~~ exceed 20 feet.

⁵ ~~Interior lot side yards must have a minimum setback of 5 feet. Corner lot side yards facing the street must be a minimum of 10 feet; exceptions can be made to allow a 0-foot interior side yard setback and 5-foot street side yard setback on a corner lot.~~

⁶ ~~Interior lot side yards must have a minimum setback of 4 feet. Corner lot side yards facing the street must be a minimum of 8 feet.~~

⁷ ~~Interior lot side yards must have a minimum setback of 10 feet on one side of the lot and a minimum of 5 feet on the other side. Corner lot side yards facing the street must be 10 feet and extend the length of the lot.~~

⁸ ~~In the Village Review (V-R) Zone, development standards vary by district. Additionally, the City Council may modify standards on a case-by-case basis, in order to facilitate affordable housing or promote “green building” (e.g., LEED certification) design.~~

Source: City of Carlsbad, 2011.

Parking

Parking requirements in Carlsbad vary depending on housing type, ~~based on and~~ anticipated parking needs (Table ~~4-8~~, ~~4-7~~). The city's parking standards are the same as or lower than many communities in the San Diego region and therefore do not serve to constrain residential development.⁴ Furthermore, the city has a demonstrated history of making concessions (~~such as i.e.~~ reduced parking requirements) in order to facilitate affordable housing development. The city has also approved reduced parking standards and increased densities to foster redevelopment in the Village Area.

Table ~~4-8~~, ~~4-7~~: Parking Requirements

Use	Parking Requirement
Standard Detached and attached single family dwellings in R-1, R-A, E-A and RE Zones	2 spaces per unit in a garage.
Planned Unit Developments or Condominiums	Studio: 1.5 covered spaces per unit Other units: 2.0 spaces per unit Detached or attached single family dwellings: 2 spaces per unit in a garage. Condominiums: - Studio and 1-bedroom: 1.5 covered spaces per unit - 2+Bedrooms: 2.0 covered spaces per unit Guest parking: 0-50.3 spaces per unit (<10 units); 0.25 spaces per unit (over 10 units)
Apartments	Studio and 1-bedroom: 1.5 spaces per unit 2+ Bedrooms: 2.0 spaces per unit Guest parking: 0-50.3 spaces per unit (<10 units); 0.25 spaces per unit (over 10 units)
Mobile homes in mobile home parks	2.0 spaces per mobile home plus 1.0 guest space per 4 units.
Second dwelling units	1.0 space per unit.
Residential care facilities	2.0 spaces plus one guest space per three beds.
Housing for seniors	1.5 spaces per unit plus one guest space per five units.
Source: City of Carlsbad Municipal Code, 2005 2012.	

On- and Off-Site Improvements

Requirements for on- and off-site improvements vary depending on the presence of existing improvements, as well as the size and nature of the proposed development. In general, most residential areas in Carlsbad are served with existing infrastructure. Developers are responsible for all on-site improvements, including parking, landscaping, open space development, walkways, and all utility connections.

On- and off-site improvement standards are specified in the General Design Standards developed by the ~~Public Works Department~~, city's Land Development Engineering Division. The General Design

⁴ Parking standards for the cities of Escondido, Oceanside, San Marcos, Santee, and Vista, and the County of San Diego were reviewed. These communities have adopted parking standards that are ~~virtually the same~~ similar, indicating fairly consistent parking requirements in the region.

Standards ~~provideovers~~ standards for: public streets and traffic; private streets and driveways; drainage and storm drains; sewer lines; and grading and erosion controls.

The city's ~~of Carlsbad's~~ fee structure includes some on- and off-site improvements. Off-site improvement fees include drainage and sewer facility fees, school fees, park land fees, and public facility fees, among others.

Mitigating Opportunities

Pursuant to ~~the S~~state density bonus law, the city offers density increases above the maximum of the density range and/or in-lieu incentives in order to facilitate the development of housing affordable to lower and moderate income households. Depending on the percentage of affordable units and level of affordability, a maximum density bonus of 35 percent may be achieved. Pursuant to the city's Zoning Ordinance, incentives in-lieu of density increases may include the following:

- A reduction in site development standards or a modification of Zoning Ordinance requirements or architectural design requirements that exceed the minimum building standards approved by the State Building Standards Commission;
- Approval of mixed use zoning in conjunction with the housing development;
- Other regulatory incentives or concessions proposed by the developer or the city which result in identifiable cost reductions;
- Partial or additional density bonus;
- Subsidized or reduced planning, plan check or permit fees; and
- Direct financial aid including, but not limited to ~~redevelopment set aside funding, the city's Affordable Housing Trust Fund,~~ Community Development Block Grant funding, or subsidizing infrastructure, land cost or construction costs or other incentives of equivalent financial value based upon the land costs per dwelling unit.

Furthermore, developments meeting ~~the S~~state density bonus requirements may use the ~~S~~state's parking standards:

Studio and one-bedroom: 1 parking space

- Two- and three-bedroom: 2 parking spaces
- Four or more bedrooms: 2.5 parking spaces

These requirements include guest and handicapped parking.

To grant a state density bonus, the city must be able to make the findings specified in state density bonus law. An allocation of excess dwelling units (discussed previously in this section) must also be granted. To be eligible for a state density bonus, a project must include the development of affordable housing; therefore, the project is also eligible for an allocation of excess dwelling units. The city's policy regarding excess dwelling units does not conflict with the city's ability to grant a state density bonus.

Development Review Process

City Review

One of the City Council's four key priorities for fiscal year 2011-2012 was to streamline city processes to support faster development review processing times and more efficient handling of business requests and services. To that end, the City Council directed city staff to find ways to forge a stronger partnership with the development community and improve the efficiency of the development review process for the developer, community members, and city staff.

A working group developed a set of initiatives including reducing the time period for project reviews, extending the validity period for permits, changing rules for decision-making, and creating manuals and guidelines to clarify and illustrate regulations. In addition, a Development Review Team meets monthly to monitor major projects and make sure they stay on track.

Another city initiative was the consolidation of most of the staff involved in development review (Housing and Neighborhood Services, Planning, Land Design Engineering, Building, and Economic Development) into a single department, Community & Economic Development. This clarified communication lines for both project applicants and city staff. Most of the initiatives have been implemented. One initiative that requires an amendment to the Zoning Ordinance will become effective when the Coastal Commission acts on the related Local Coastal Program Amendment (anticipated in 2014).

Carlsbad's review process depends on the project type and complexity, and whether a major variation in development standards, land use, or operating conditions is requested. If the proposed project involves ownership units, then either a tentative tract map or parcel map is required. If condominium ownership is proposed, then ~~either a Planned Unit Development (PUD) permit or a Condominium (Condo) Permit~~ is required. This PUD ~~or Condo Permit~~ process allows review of project design features, such as architecture, site design, landscaping, and recreation areas. Zoning Ordinance Chapter 21.45 contains the standards required for projects subject to a PUD ~~or Condo permit~~; the chapter also provides the necessary approval findings and references applicable City Council policies specifying architectural and neighborhood design.

The discretionary review process for rental apartments is ~~less onerous~~ more straightforward. Apartment projects with no more than four units are allowed by right in multi-family zones, provided they meet General Plan density thresholds. Since only a building permit is required, apartment complexes with four or fewer units provide an opportunity for infill of underutilized sites. Apartment developments with more than four units must submit a Site Development Plan (SDP) ~~and go before the application that is subject to approval by the~~ Planning Commission. The Planning Commission review of the SDP pertains only to design features of the development since the residential use is allowed by right.

According to Zoning Ordinance Section 21.53.120, SDPs are also required for rental or ownership affordable housing projects of any size. "Affordable housing" is defined in the Zoning Ordinance as "housing for which the allowable housing expenses for a for-sale or rental dwelling unit paid by a household would not exceed thirty percent of the gross monthly income for target income levels, adjusted for household size." Review of SDPs for affordable housing projects follows the timeframes discussed below. Processing of SDPs is explained in Zoning Ordinance Chapter 21.06.

As mentioned previously, review of the SDP focuses only on design features, not the residential use. An identification of these design features or development standards is listed in Section 21.53.120 (c) as follows:

- The development standards of the underlying zone and/or any applicable specific or master plan, except for affordable housing projects as expressly modified by the ~~site development plan~~SDP.
- The ~~site development plan~~SDP for affordable housing projects may allow less restrictive development standards than specified in the underlying zone or elsewhere provided that the project is consistent with all applicable policies (such as the General Plan) and ordinances
- In the Coastal Zone, any project requiring a SDP shall be consistent with all certified local coastal program provisions, with the exception of density.
- Through the SDP process, the Planning Commission or the City Council may impose special conditions or requirements ~~which that~~ are more restrictive than the development standards in the underlying zone or elsewhere that include provisions for, but are not limited to the following:
 - Density of use;
 - Compatibility with surrounding properties;
 - Parking standards;
 - Setbacks, yards, active and passive open space required as part of the entitlement process, and on-site recreational facilities;
 - Height and bulk of buildings;
 - Fences and walls;
 - Signs;
 - Additional landscaping;
 - Grading, slopes and drainage;
 - Time period within which the project or any phases of the project shall be completed;
 - Points of ingress and egress;
 - Other requirements to ensure consistency with the General Plan or other adopted documents; and
 - On or off-site public improvements.

To assist applicant certainty regarding the standards that would be applied, documents such as the Zoning Ordinance and other planning requirements applicable to multi-family developments are available from the Carlsbad Planning ~~Department~~Division via mail, email, online, or in person. Applicable provisions as well as application forms and fee information may be found on the ~~department's~~division's website at ~~http://www.carlsbadca.gov/planning/index.html~~<http://www.carlsbadca.gov/planning/index.html>.

Additionally, Zoning Ordinance Section 21.06.020 establishes the approval findings for SDPs. These findings are as follows:

1. That the requested use is properly related to the site, surroundings and environmental settings, is consistent with the various elements and objectives of the ~~g~~General ~~p~~Plan, will not be detrimental to existing uses or to uses specifically permitted in the area in which the proposed use is to be located, and will not adversely impact the site, surroundings or traffic circulation;
2. That the site for the intended use is adequate in size and shape to accommodate the use;
3. That all of the yards, setbacks, walls, fences, landscaping, and other features necessary to adjust the requested use to existing or permitted future uses in the neighborhood will be provided and maintained, and;
4. That the street system serving the proposed use is adequate to properly handle all traffic generated by the proposed use.

These findings, and the development standards that are applicable to multi-family development, are specific to the design of the project and its site, and the project's compatibility with its surroundings and serving infrastructure. Furthermore, they are readily available to a project applicant. Sites for high density development in the city are located according to General Plan standards to help ensure they are in locations compatible with their surroundings and appropriately located near adequate services and transportation networks.

~~Furthermore,~~ Carlsbad offers ~~the a~~ preliminary review process to potential applicants. For a reduced application fee and minimal submittal requirements, applicants will receive detailed information on the standards and processing applicable for their anticipated projects, including comments from the city's Community and Economic Development Department (Building, Land Development Engineering, Fire, and Planning DepartmentsDivisions), and Fire Prevention.

~~For reference, Appendix H contains the staff report and resolutions for Carlsbad Family Housing (Cassia Heights), a recently completed 56-unit affordable apartment project. This project required a General Plan Amendment, Zone Change, Site Development Plan, and Special Use Permit. The report demonstrates the analysis, findings, and conditions applied to an affordable project.~~

The timeframe for processing required permits can vary, depending on the size and type of development, permits required, and approving entity (Table ~~4-9~~, 4-8). Typical processing time for a single-family home is two to three weeks, while larger subdivisions can take 8 to 12 months (from the application date to approval date).

Table 4-9, <u>4-8</u>: Discretionary Reviews for Residential Projects			
Type of Development	Permits Required	Approving Entity	Processing Time
Single-Family House (1 Unit)	Building Permit	Building Official	2 – 3 weeks
Single-Family Standard Subdivision (1-4 Units)	Tentative Parcel Map	City Engineer <u>Planner</u> ¹	3 – 6 months
Single-Family Small-lot Subdivision (1-4 Units)	Tent. Parcel Map PUD Permit	City Engineer <u>Planner</u> ¹ Planning Director	4 – 8 months

Table 4-94.4-8: Discretionary Reviews for Residential Projects

Type of Development	Permits Required	Approving Entity	Processing Time
Single-Family or Multi-family Condominiums (1-4 Units)	Tent. Parcel Map PUD Permit or Condo Permit	City- Engineer <u>Planner</u> ¹ City Planner	4 – 8 months
Single-Family or Multi-family Apartments (1-4 Units)	Building Permit	Building Official ¹	3 – 5 weeks
Single-Family Standard Subdivision (5-505+ Units)	Tent. Tract Map	Planning Commission	6 – 9 months
Single-Family Small-lot Subdivision (5-505+ Units)	Tent. Tract Map PUD Permit	Planning Commission	6 – 11 months
Single-Family or Multi-family Condominiums (5-505+ Units)	Tent. Tract Map PUD Permit or Condo Permit	Planning Commission	6 – 11 months
Single-Family Standard Subdivision (over 50 Units)	Tent. Tract Map	City Council	8—12 months
Single-Family Small-lot Subdivision (over 50 Units)	Tent. Tract Map PUD Permit	City Council	8—12 months
Single-Family—or—Multi-family Condominiums (over 50 Units)	Tent. Tract Map PUD Permit or Condo Permit	City Council	8—12 months
Single-Family or Multi-family Apartments (over 505+ Units)	Site Development Plan	City Council <u>Planning Commission</u>	6 – 11 months
¹ <u>Affordable housing projects of any size require approval of a SDP by the Planning Commission.</u>			
Source: City of Carlsbad, 2006 <u>2013</u> .			

California Coastal Commission

The city has obtained Coastal Development Permit jurisdiction for five of the six Local Coastal Plan (LCP) segments (excluding the Agua Hedionda ~~Lagoon—LCP segment~~) within its boundaries. Development within these five LCP segments of the coastal zone consistent with the Local Coastal Plan Program is not required to be reviewed by the Coastal Commission.

Proposed changes to the LCP or ordinances that implement the LCP, such as the Carlsbad Zoning Ordinance, require the filing of a LCP amendment with the Coastal Commission after all city approvals have occurred. The Coastal Commission must review and approve these changes before they become effective in the Coastal Zone. This additional review may add ~~several months to~~ a year or more. Since the requirement to file a LCP amendment is applicable to all jurisdictions with Coastal Zones, it is not unique to the ~~e~~City of Carlsbad and does not constitute an actual constraint to housing development.

San Diego Regional Airport Authority

Carlsbad is home to the McClellan-Palomar Airport, a public aviation facility ~~-, owned by the County of San Diego.~~ Pursuant to ~~S~~state law, all GPAs, ~~Zone-Zoning Ordinance~~Code amendments, and Master and Specific Plan amendments ~~that affect land within the airport's influence area~~ in Carlsbad must be reviewed by the San Diego County Regional Airport Authority (SDCRAA). The SDCRAA has 60 days for the review. However, the City Council has the authority to override the SDCRAA review with a four-fifths vote. Since this requirement is applicable to all jurisdictions located near airports/airfields, this requirement is not unique to the ~~e~~City of Carlsbad and does not constitute an actual constraint to housing development. ~~Other potential constraints associated with the airport are discussed in Section 4.4.3.~~

Mitigating Opportunities

The city complies with ~~S~~state requirements for streamlining the permit processing procedures. In addition, the city offers priority processing for affordable housing projects, reducing the review time for discretionary permits.

Building Codes

~~There have been many revisions to the applicable building, electrical, plumbing, and mechanical codes since the last Housing Element Update in 1999. In 1999, the City had adopted various editions of the Uniform Building, Plumbing, Electrical, and Mechanical codes. In 2001, the State of California consolidated these codes into the California Building Standards Code, which is contained in Title 24 of the California Code of Regulations. The California Building Standards Code contains eleven parts: Electrical Code, Plumbing Code, Administrative Code, Mechanical Code, Energy Code, Elevator Safety Construction Code, Historical Building Code, Fire Code, and the Code for Building Conservation Reference Standards Code.~~

~~In the interest of increasing safety of structures and improvements, the City has adopted the 2001 edition of the California Building Code with minor amendments largely affecting buildings exceeding 35 feet in height by various building construction type. However, residential structures in the City have a maximum height limit of 35 feet and therefore, are not likely to be impacted by these amendments.~~

~~On January 1, 2011, the 2010 California Building Code and appendices became effective and were adopted by the city, along with local amendments related to administrative procedures (e.g., permit expiration and exemptions). This includes applicable green building, electrical, mechanical, plumbing and fire regulations. Applicants' plans are reviewed for compliance with the building code before permits are issued.~~

Fees and Exactions

The City of Carlsbad collects planning and development fees to cover the costs of processing permits. The city also charges impact fees to recover the cost of providing the necessary public services, infrastructure, and facilities required to serve new residential development. ~~Carlsbad's development and Typical~~ permit fees ~~schedule are~~is presented in Table 4-~~10-4-9.~~

Table 4-~~104.4-9~~: Development Impact and Permit Issuance Fee Schedule

Fee-Type	Fee
Administrative Variance	\$650 724

Table 4-104.4-9: Development Impact and Permit Issuance Fee Schedule	
Fee Type	Fee
Planning	\$160
Redevelopment	
Affordable Housing	
Impact	\$2,925 <u>2,915</u> /du
In-Lieu	\$4,515/du
Coastal Development Permit	
Single Family Lot	\$930 <u>1,039</u>
2-4 Units or Lots	\$1,880 <u>2,104</u>
5+ Units or Lot Subdivision	\$3,060 <u>3,425</u>
Conditional Use Permit	\$3,870
Environmental Impact Report	\$17,300 <u>19,351</u>
General Plan Amendment	
0-5 Acres	\$3,680 <u>4,117</u>
Over 5 Acres	\$5,340 <u>5,939</u>
Grading Plan Check	\$360-\$8,340 (based on cubic yards graded)
Grading Permit	\$360-\$15,230 (based on cubic yards graded)
Habitat Management Permit	
Minor	\$940 <u>533</u>
Major	\$3,450 <u>3,770</u>
Hillside Development Permit	
Single Family	\$1,070 <u>1,198</u>
Other (Multiple Lots)	\$2,070 <u>2,424</u>
Local Coastal Program Amendment	\$5,380 <u>6,019</u>
Local Facilities Management Zone Plan / Amendment	\$10,000.00/Fee+ Min. Increments Of \$5,000.00
Final Map (Major Subdivision)	\$6,430+\$5/acre
Parcel Map (Minor Subdivision)	\$3,025
Master Plan	\$36,040 <u>40,311</u>
Master Plan Pre-Filing Submittal	\$6,855
Planned Development or Condominium	
Minor Subdivision (< 54 or fewer units)	\$2,600 <u>2,908</u>
Major Subdivision (5-50 units)	\$7,240 <u>8,064</u>
Major Subdivision (51+ units)	\$11,390 <u>12,741</u>
Sewer Connection Fee	\$1,047 <u>1,096</u>
Site Development Plan	
Minor (<4 units)	\$3,850 <u>\$4,309</u>
Major (all non-residential)	\$9,770 <u>\$10,930</u>
Specific Plan	\$30,400 <u>33,669</u>
Tentative Tract Map (Major Subdivision)	
5-49 Units/Lots	\$7,070 <u>7,947</u>
50+ Units/Lots	\$14,200 <u>15,883</u>

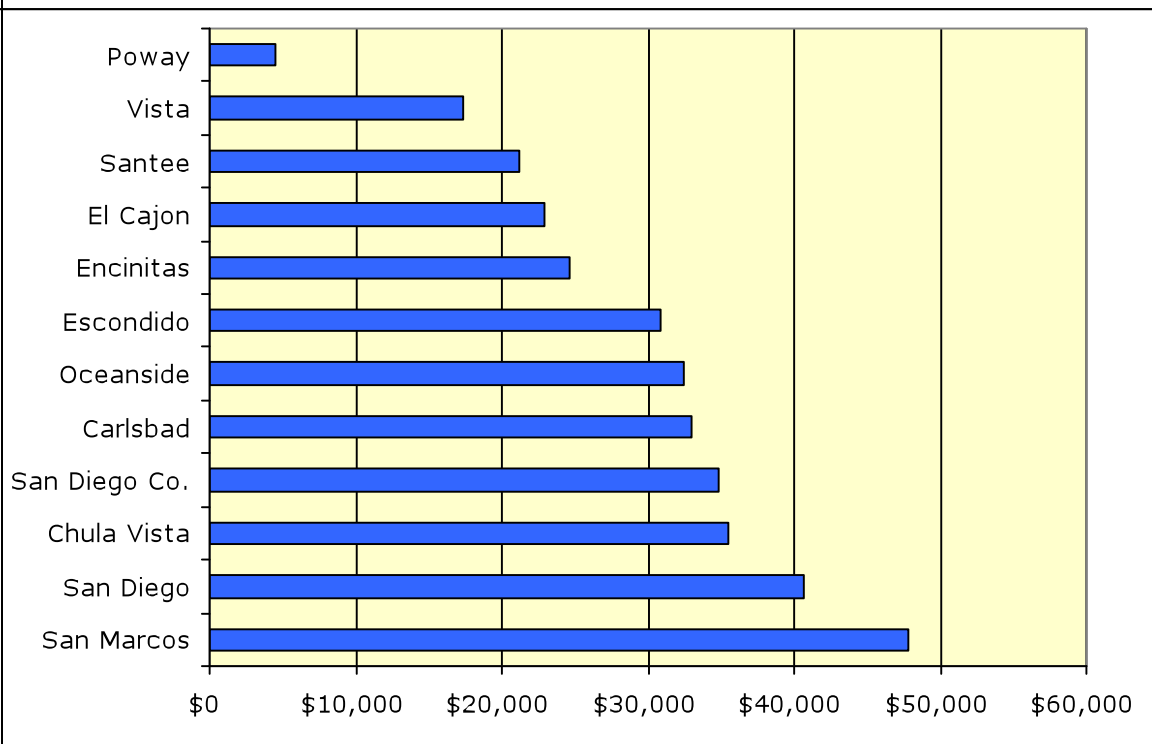
Table 4-104.4-9: Development Impact and Permit Issuance Fee Schedule

Fee-Type	Fee
Traffic Impact Fee	\$720-\$1,110 ,390-
Single Family Detached	\$2,810/unit (in/out of CFD)
Condominiums	\$560-\$856 ,192-\$2,248/unit
Apartments	(in/out of CFD)
Commercial/Industrial	\$420-\$642 ,434-\$1,686/unit
	(in/out of CFD)
	\$29-45/ADT
Variance	
—Planning	\$2,440
—Redevelopment	\$360
Zone Change	
<5 acres	\$4,230 ,730
5+ acres	\$5,730 ,408

Source: City of Carlsbad, September ~~2006~~2012

The San Diego Building Industry Association (BIA) prepares an annual survey of development impact and permit issuance fees for jurisdictions in the San Diego region. As part of the 2005 survey, the BIA compared the permit issuance fees for a 4 bedroom/3 bath/2700 square foot prototypical home (Figure 4-1). Among the participating jurisdictions in the North County area, Carlsbad had moderate fees for the prototype home (\$32,971). Fees in Poway were the lowest (\$4,500), while fees for the prototype home in San Marcos were the highest (\$47,829).

Figure 4-1
Permit and Development Impact Fees



Source: San Diego Building Industry Association, 2005.

~~The City of Carlsbad also analyzed the permit issuance fees for multi-family apartment structures with four or more units. To obtain complete information, data for apartments issued from 2003 to 2007 and only in the area for which the City provides water and sewer services was considered. For the 888 apartment units permitted in that time frame, the City charged over \$8,800,000 in permit fees, or an average of \$9,937 for each apartment. Fees do not include school district charges, which are not collected by the City.~~

~~Between 2000 and 2008, the City's multi-family housing stock increased by 45%, the largest highest growth of multi-family housing in the County, after only the City of San Marcos. Countywide, multi-family housing increased 12%. Therefore, the City's fees and other permit processing procedures or land use controls have not constrained multi-family development in the City.~~

On average, permit and development impact fees total to \$54,400 for a typical single-family home and \$20,600 for a multi-family unit.

It is difficult to compare fees across different communities, since they tend to have different types of fees. For example, Carlsbad may have some fees that are higher, but the city does not have a design review fee as in most adjacent communities. Still, a comparative assessment has been undertaken. According to the respective city's draft housing elements, the neighboring City of Oceanside describes \$32,829 - \$36,109 for single-family homes and \$22,832 - \$23,488 per unit for multi-family project; in the City of San Marcos, fees are estimated at approximately \$55,717 per unit in single-family subdivisions and \$33,632 per unit for a typical multi-family project; and the City of Escondido estimates that a developer can expect to pay \$39,860 for a typical single-family dwelling unit and \$24,247 per unit for a multi-family project.

Mitigating Opportunities

Carlsbad's development fees do not unduly constrain the development of affordable housing in the city. Although the city does not waive fees for affordable housing projects, the ~~Housing and Redevelopment Department~~city provides financial assistance to most affordable housing projects constructed in Carlsbad using a variety of funding sources, including ~~redevelopment housing set-aside, the~~ Housing Trust Fund, ~~and~~ CDBG/and HOME Housing ~~Reserve Fund Funds~~.

C.4.4.3 Environmental Constraints

Environmental constraints to residential development typically relate to the presence of sensitive habitat, water supply, topography, and other environmental hazards that can limit the amount of development in an area or increase the cost of development. This section analyzes these potential constraints.

Endangered Species/Sensitive Habitat

Carlsbad contains many areas where native habitat hosts endangered or sensitive species. Protection of many of the species is mandated by federal and state laws. The presence of sensitive or protected habitat and/or species can constrain the amount of developable land. With the high price of land ~~so high~~ in Carlsbad, this type of constraint on otherwise developable land would make the construction of affordable housing less feasible.

Mitigating Opportunities

With the adoption of the Habitat Management Plan (HMP) in 2004, the processing time for housing development and associated costs are reduced.

Water Supply

Although Carlsbad and the San Diego County Water Authority (SDCWA) do not foresee short-term water supply problems, the city cannot guarantee the long-term availability of an adequate water supply. Recent ~~S~~state law requires that the local water purveyor prepare a water supply assessment for larger subdivisions to ensure adequate long-term water supply for single-year and multi-year drought conditions prior to issuance of a building permit. The city also actively implements several water conservation programs and has an extensive network for the collection, treatment, and circulation of recycled water for non-potable uses throughout the city. ~~In 2006, the City approved~~ The Carlsbad ~~Seawater Desalination project, approved in November 2012, will provide a portion~~ ~~Plant. If approved by the Coastal Commission and built, the desalination plant would provide 100 percent~~ of the potable water needs of the Carlsbad Municipal Water District (CMWD), which serves most of the city. The CMWD Board approved an intent to enter into a 30-year agreement with SDCWA to purchase 2,500 acre-feet/year of desalinated water. This represents 12.5 percent of the long-term projected water demand, and is an important component of the water district's strategy to ensure long-term water supply under drought conditions. The desalination project is under construction and is due to be completed in 2016.

Mitigating Opportunities

Pursuant to ~~S~~state law, affordable housing projects should be given priority for water and sewer services ~~should-if~~ supply or capacity becomes an issue.

~~The Carlsbad Municipal Water District (CMWD) serves approximately 75 percent of the city, providing sewer service to the same area as the city of Carlsbad. Both the city and CMWD have adequate capacity and facilities to serve the portion of the city's remaining RHNA that is within their service areas, approximately 3,400 units, or the majority of the City's 3,566 remaining RHNA units. Portions of the CMWD service area are also sewered by the Leucadia Wastewater District, an agency further discussed below.~~

The portions of Carlsbad not served by CMWD or the city are located in the southeastern part of Carlsbad, including the community known as "La Costa." For much of this area, the Leucadia Wastewater District provides sewer service and the Olivenhain Municipal and Vallecitos water districts provide water service (Vallecitos also provides sewer service). None of the sites the city has identified to meet its RHNA are located in the Vallecitos service area. ~~However, no more and fewer than 350 of Carlsbad's remaining RHNA 10 potential units are located within the Leucadia and Olivenhain districts. According to the city's latest Growth Management Monitoring Report (FY 2011-12), both districts have indicated their ability to provide sewer and water services to the RHNA units within their respective service areas.~~

Topography

Certain topographic conditions can limit the amount of developable land and increase the cost of housing in Carlsbad. For safety and conservation purposes, Carlsbad's Hillside Development Ordinance does not allow significant amounts of grading without regulatory permits. In addition, land that has slopes over 40 percent is precluded from the ~~density calculation. adequate sites inventory in~~

Section 4.3. Development on slopes greater than 25 percent but less than 40 percent is permitted ~~at~~ on an area equivalent to half the ~~site's base density.~~ site area to ensure safety and avoid erosion.

Thousands of acres of land in Carlsbad are constrained by topography. Where residential development is permitted on moderate slopes, the cost of improvement and construction in these areas increases and can affect the end price of the unit. For safety concerns and the community goal of preserving the unique scenic qualities of hillside topography, these policies on hillside development are necessary.

McClellan/-Palomar Airport

The McClellan/-Palomar Airport is located east of the I-5 and north of Palomar Airport Road within the city limits. The significant restrictions to residential development are the airport's flight activity zones safety zones (1-6) and within certain projected noise contour levels. ~~The flight activity zone contains~~ The safety zones identify areas restricted from certain uses due to potential crash hazards. The projected noise contour levels are used to quantify noise impacts and to determine compatibility with land uses. State noise standards have adopted the 65 CNEL (Community Noise Equivalent Level) as the exterior noise environment not suitable for residential use.

Mitigating Opportunities

The Carlsbad General Plan Land Use Element designates the area around the Aairport primarily for industrial and agricultural office uses. Multi-family residential development may be permitted in Safety Zone 6 without restriction, and in Safety Zones 3 and 4 provided density is limited to not more than 20 dwelling units per acre and additional open land is maintained. providing it serves with or is built in conjunction with adjoining industrial development. Any multi-family housing within the 65 CNEL is subject to a noise study and required mitigation measures. None of the city's sites identified to meet its RHNA are located within a restricted safety zone or 65 CNEL airport noise contour.

Environmental Constraints of Identified Housing Sites

~~Section 3 identifies a variety of sites that the City proposes to meet its remaining share of the Regional Housing Needs Assessment (RHNA), which totals 3,566 units. To the extent possible, the environmental constraints associated with these sites are generally discussed below. Please refer to Section 3 for explanations regarding the General Plan designations and other terms used.~~

- ~~1. *Robertson Ranch*—Divided into two planning “villages” consisting of individual planning areas, this large, approved master planned community has a certified environmental impact report (EIR). The east village is under construction. The west village is not yet under construction and features areas of steep slopes and sensitive habitat. However, most of the west village is currently in agricultural production or fallow fields, and all master planning for the entire west village is completed. Development of the individual planning areas, if in conformance with the master plan and impacts considered in the EIR, require no further environmental review.~~
- ~~1. *Unentitled Lands*—Unentitled parcels with existing RMH or RH General Plan designations are scattered throughout Carlsbad. Generally, these properties are small, with the majority under one acre in size and the largest approximately 3.5 acres in size. These parcels are typically located in developed areas and are not expected to be heavily constrained by steep slopes and habitat or require significant environmental review.~~

- ~~1. *Underutilized Sites*—These are properties with existing RMH or RH General Plan designations and potential for more intense development. They are all less than one acre in size, located near the coast, and in developed areas. There are likely no significant environmental constraints associated with these parcels.~~
- ~~0. *Proposed Barrio Area and Existing Village Redevelopment Area*—These two areas have the potential to provide a significant amount of housing to meet the City's remaining RHNA. Located adjacent to each other and west of Interstate 5, the Barrio and Village areas are in urbanized, developed areas and lack significant topography and sensitive vegetation. Impacts associated with density increases already approved for the Village Redevelopment Area and considered in this Housing Element have been analyzed in an adopted environmental document. As individual projects are proposed, they will go through separate environmental review although this review is not expected to be significant.~~

~~The proposed Barrio Area plan will require environmental review, which will likely focus on potential impacts associated with urban development, such as traffic, aesthetics, land use, and public facilities. Adoption of the planning and environmental documents for the proposed Barrio Area may extend to 2010, but is expected to be completed before July 2010.~~

- ~~0. *Bridges at Aviara Affordable Housing Component*—Part of a large proposed senior project, this high density project is located on undeveloped lands in the City's Coastal Zone. Potential environmental constraints include those associated with slopes, sensitive habitat, and land use. The project site is on land currently designated for low density development. The project will be analyzed for compliance with the City's Habitat Management Plan and Local Coastal Program, among other documents. Environmental impacts will be considered in the environmental document prepared for the whole Bridges at Aviara project. Processing of the environmental document may extend through 2009.~~
- ~~0. *Ponto*—The Ponto area features a proposed RH site and a proposed commercial mixed use site. The RH and mixed use sites and land uses are already identified and analyzed in an approved vision plan and EIR certified by the City Council; however, zoning and General Plan amendments are necessary to put in place correct land use designations, and the EIR is the subject of litigation regarding financial contributions towards off site improvements. Provided litigation is resolved without revisions to the EIR, development consistent with the vision plan should not require additional significant environmental review.~~
- ~~7. *Quarry Creek*—A former mining operation, Quarry Creek is a largely disturbed, approximately 100-acre property that also features significant habitat areas. The property is subject to reclamation as required by the state Surface Mining and Reclamation Act. The reclamation plan and accompanying EIR are in preparation and the draft EIR was released for public review in September 2008. Based on earlier agreements, the City of Oceanside, not Carlsbad, is responsible for preparation and approval of the reclamation plan and EIR. An additional, five-acre portion of the former mine is in Oceanside and is not part of the site considered by this Housing Element.~~

~~Additional environmental review will be required for the land use designations the City proposes for this site; this review may include another EIR. Furthermore, site reclamation must be permitted and must occur before Quarry Creek is ready for residential or other development. Reclamation includes restoration of Buena Vista Creek, which bisects the site, and remediation of soils and groundwater, a process which is well underway.~~

4.5

~~5.~~ Review of ~~1999~~Previous Housing Element

Before devising a new ~~five-year~~ housing plan for the ~~2005-2010~~2013-2020 Housing Element, the ~~C~~city reviewed the housing programs contained in the ~~1999~~previous Housing Element (~~2005-2010, extended through 2012 by SB 575~~) for effectiveness and continued appropriateness. Appendix ~~B~~A provides a program-by-program discussion of achievements since ~~1999~~2005. The continued appropriateness of each program is also noted.

Section ~~4.6~~, Housing Plan, of this ~~2005-2010~~2013-2020 Housing Element was subsequently developed based on ~~this~~the program-by-program review of the ~~1999~~previous Housing Element, assessment of current demographic and housing conditions in the community (Section ~~4.2~~), resources available (Section ~~4.3~~), and constraints present (Section ~~4.4~~).

The following summarizes the achievements of the ~~1999~~previous Housing Element in terms of housing constructed and preserved.

A.4.5.1 Housing Construction and Progress toward RHNA

The following Table ~~4.5-1~~ summarizes the ~~C~~city's progress in housing construction from ~~2003 through 2012, July 1, 1999 to June 30, 2005.~~ Overall, the City's housing production exceeded the RHNA by 36 percent. With the City's highly successful Inclusionary Housing program, the City was able to produce 1,185 lower income units—an accomplishment few jurisdictions in San Diego County are able to claim. The RHNA for the previous planning period totaled 8,376 dwelling units. During this time, there were 6,534 dwelling units constructed in the city. Units were constructed at a range of income levels, though primarily for market-rate housing. However, due to the decline in sales price in Carlsbad since 2006, even market rate units may have been affordable to moderate income households, as shown in Table 4.3-1. Although not reflected in the table below, the city also helped to finance 50 to 70 additional shelter beds for homeless men and farmworkers.

Table 5-1
Progress toward Meeting the RHNA: 1999-2005

Fiscal Year	Very Low Income	Lower Income	Moderate Income	Above Moderate Income*	Total
1999-2000	23	159	42	1,690	1,914
2000-2001	138	158	94	1,707	2,097
2001-2002	17	106	75	1,262	1,460
2002-2003	0	69	0	656	725
2003-2004	0	50	53	488	591
2004-2005	85	380	197	1,048	1,688
Total	263	922	461	6,851	8,475
RHNA	1,710	1,417	1,436	1,591	6,214
% of RHNA	15.4%	65.0%	32.0%	426.2%	136.4%

*— Number of units in Above Moderate Income includes 70 units for which the income affordability could not be determined. Conservatively, these units are assumed to be affordable only to above moderate income households.

Table 4.5-1: Progress toward Meeting the RHNA: 2003-2012

	Very Low	Low	Moderate	Above Moderate	Total
RHNA	1,922	1,460	1,583	3,411	8,376
Accomplishments					
Units Constructed	231	841	459	5,003	6,534
Units Rehabilitated	0	0	0	0	0
Units Conserved	0	0	0	0	0
Total	231	841	459	5,003	6,534

Source: City of Carlsbad, 2012 Annual Housing Element Progress Report.

4.5.2 Housing in the Coastal Zone

Pursuant to State law, the City monitors housing activities in the Coastal Zone. According to State law, coastal zone demolitions that meet the certain criteria are not required to be replaced. One of these criteria/criterion is the demolition of a residential structure containing less/fewer than three dwelling units or the demolition of multiple residential structures containing 10 or fewer total dwelling units. A total of 2313 units have been demolished in Carlsbad's Coastal Zone during the 1999-2005 previous Housing Element period. Among these units, none was/were subject to replacement requirements.

The City's Inclusionary Housing program has caused many resulted in the construction of affordable units to be constructed in the Coastal Zone or within three miles of the Coastal Zone. Detailed in Table 4.5-2 is a cumulative tabulation of the housing units constructed and

demolished in the Carlsbad's Coastal Zone from 1991 to 2005. Between 1999 and 2012, 7,583, 687 housing units were added to the Coastal Zone, of which 75 (or 10 percent) 25 (4 percent) were affordable to lower-income households.

Table 4.5-2: Coastal Zone Residential Development							
Date	Single-family		Multifamily		Mobile Homes	Demolitions	Affordable Units
	Attached	Detached	2-4 units	5+ units			
1991-1999 (July 1, 1991 to June 30, 1999)	134	2,041	307	366	0	16	344
1999-2005 (July 1, 1999 to June 30, 2005)	60	2,381	305	4,837	0	8	456*
2005-2012 (July 1, 2005 to December 31, 2012)	367	12	82	226	0	13	25
*Includes 17 second dwelling units							
Source: City of Carlsbad, 2013							

Table 5-2 Coastal Zone Residential Development						
Single-family		Multifamily		Mobile Homes	Demolitions	Affordable Units
Attached	Detached	2-4 units	5+ units			
1991-1999 (July 1, 1991 to June 30, 1999)						
134	2,041	307	366	0	16	344
1999-2005 (July 1, 1999 to June 30, 2005)						
60	2,381	305	4,837	0	8	456*
*Includes 17 second dwelling units						
Source: City of Carlsbad PERMITS Plus System, 2007						

B.4.5.3 Housing Preservation

Overall, the City's housing stock is new and in good condition; therefore, housing preservation activities focused primarily on preserving the affordability of the units. Between 1999 and 2005, the City implemented the following preservation programs:

- ~~Condominium Conversion~~—Condominium conversions resulted in the loss of 30 rental units; however, the City collected \$135,450 in Inclusionary In-Lieu Fees, which will be used to provide affordable housing in the City to replenish the rental housing stock.
- ~~Mobile Home Park~~—The City assisted in the tenant purchase of one mobile home park.
- ~~Acquisition and Rehabilitation~~—The City assisted in the acquisition and rehabilitation of one rental property consisting of 75 units (Tyler Court), which preserved units for individuals with extremely low and very low incomes.

- In 2010, the city approved the conversion of a mobile home park from rental to a resident-owned park. Affordability of the units is protected pursuant to state law.
- In 2012, the City Council approved a \$7.4 million residual receipts loan from the Housing Trust Fund for the acquisition of 42 1950's era duplex units in the Barrio. The intent of the property acquisition is to consolidate the parcels and construct a new 140 unit high density (minimum 23 du/ac) lower income affordable housing development.

C. Eligibility for Self-Certification of 2005-2010 Housing Element

~~Jurisdictions in the San Diego region are eligible to participate in the Self-Certification program of the Housing Element, provided that the jurisdiction meets its affordable housing production goals as assigned by SANDAG. To be eligible to self-certify the 2005-2010 Housing Element, the City of Carlsbad must provide a total of affordable housing units for 629 lower income households between 1999 and 2004. Specifically, the affordable housing production goals are divided into the following income groups:~~

~~Between July 1, 1999 and June 30, 2004, the City of Carlsbad had already created 1,583 affordable housing opportunities/self-certification units for lower income households. The City exceeded its self-certification goals in all income categories. Based on this level of accomplishments, the City of Carlsbad is eligible to self-certify the 2005 Housing Element. See Appendix A for Records of Affordable Housing Production.~~

4.6

~~6.~~ Housing Plan

This section of the Housing Element sets out the city's long-term housing goals and identifies a menu of shorter-term objectives, policy positions, and programs to achieve the long-term goals. The goals, objectives, policies, and programs comprise a broad-based Housing Plan for the creation of housing opportunities throughout the city. Through this Housing Plan the city demonstrates its understanding of ~~the magnitude of the~~ housing ~~problem~~needs, as well as its commitment of city resources to ~~providing the necessary solutions~~accommodate those needs.

Fiscal Considerations

While the city affirms its commitment towards meeting the community's housing needs, it is nevertheless incumbent on the city to acknowledge that the Housing Plan is but one of a large number of programs competing for the finite fiscal resources of the city. As such, it is not possible to subject this Housing Plan to strict budgetary scrutiny. In addition, there may be legal requirements affecting future encumbrances of funds, as well as demands in other areas requiring the city to make difficult decisions on budgetary priorities.

Defining Goals and Policies

The Goals, Policies and ~~Policies~~Programs section (4.6.1) of the Housing Plan establishes a policy framework to guide city decision making to meet identified goals. The housing programs outlined later represent actions the city ~~of Carlsbad~~ will undertake to promote housing opportunities for all segments of the community.

The housing ~~G~~goals are articulated as a general "end condition statement", which states a desired outcome. The ~~G~~goals do not contain an action verb as they reflect a final statement of what the city will hope to achieve. How the goal will be achieved is established via the subordinate policies and programs.

Policies are statements on the position the city takes to implement an objective. Policies contained in the Housing Element are important statements as they reflect the city's official position on a matter. Future development must be consistent with these policies.

Designing Housing Programs

The housing goals and policies address Carlsbad's identified housing needs, and are implemented through a series of housing programs offered by the city. Housing programs define the specific actions the city will undertake to achieve the stated goals and policies. Each program identifies the following:

Funding: Indicates the sources of funds to be used for each program. When these funds become unavailable, implementation of these programs may not be possible.

Lead Agency: Indicates the agency, department, division or authority responsible for the program. When more than one agency is listed it is a joint or cooperative effort. The City Council functions as the Housing Authority ~~means the City Council authority over any in carrying out various housing program, the programs.~~ Administration and actual staffing of ~~which is to be housing programs are~~ carried out by the Housing and ~~Redevelopment~~ Neighborhood Services Department ~~Division~~.

Objectives: Indicates the specific objectives to be achieved. Whenever possible, the objectives would be quantified.

Time Frame: Indicates the time span for the programs and target year for specific accomplishments or milestones. Unless otherwise stated, the time frame for program implementation is ~~July 1, 2005~~ April 30, 2013 through ~~June 30, 2010~~ April 29, 2021.

4.6.1 ~~A.~~ Goals, Policies, and Programs

Preservation

Preserving the existing housing stock and avoiding deterioration that often leads to the need for substantial rehabilitation is one of the city's goals. In addition, it is important to preserve affordable housing units in the community to maintain adequate housing opportunities for all residents.

Goal 1: Carlsbad's existing housing stock preserved, rehabilitated, and improved with special attention to housing affordable to lower-income households.

Policy 1.1: Withhold approval of requests to convert existing rental units to condominiums when the property contains households of low and moderate income, unless findings can be made that a reasonable portion of the units will remain affordable, ~~and the City has met its need for affordable housing stock for lower and moderate income groups after conversion, or the loss of affordable units is mitigated.~~

Policy 1.2: Set aside approximately 20 percent of the rental units acquired by the city, ~~Redevelopment Agency,~~ or Housing Authority for rehabilitation purposes for households in the very low income range.

~~Policy 1.3: Target City, Redevelopment Agency, or Housing Authority provision of rehabilitation assistance and assistance to homeowners of low income, special needs and senior households in that priority.~~

Policy 1.34: Monitor the status of assisted rental housing and explore options for preserving the units “at risk” of converting to market-rate housing.

Policy 1.54: Seek to reduce or eliminate net loss of existing mobile home rental opportunities available to lower and moderate income households.

Policy 1.65: Aim to retain and preserve the affordability of mobile home parks.

Policy 1.76: Survey residential areas periodically to identify substandard and deteriorating housing in need of replacement or rehabilitation.

Policy 1.87: Provide rehabilitation assistance, loan subsidies, and rebates ~~for~~to lower-income households, ~~persons of~~ special needs households, and senior homeowners to rehabilitate deteriorating homes.

Policy 1.98: When feasible, acquire rental housing from private owners ~~as feasible~~by utilizing various local, state, and federal funding sources, and rehabilitate deteriorated structures if needed. If acquisition is not feasible, provide incentives to property owners to rehabilitate deteriorating rental units that house lower income households.

Policy 1.9: Provide a reasonable number of rental units acquired by the city or Housing Authority for rehabilitation purposes to be affordable to households in the extremely and/or very low income range.

Program 1.1: Condominium Conversion

The city will continue to discourage and/or restrict condominium conversions when such conversions would reduce the number of low or moderate income housing units available throughout the city. All condominium conversions are subject to the city’s Inclusionary Housing Ordinance; the in-lieu fees or actual affordable units required by the ordinance would be used to mitigate the loss of affordable rental units from the city's housing stock.

Funding: ~~Inclusionary Housing In-Lieu Fee~~Housing Trust Fund

Lead Agency: Planning ~~Department~~Division

Objectives and Time Frame:

- Continue implementation of the Inclusionary Housing Ordinance and impose inclusionary housing requirements on condominium conversions.

Program 1.2: Mobile Home Park Preservation

The city will continue to implement the city's Residential Mobile Home Park zoning ordinance (Municipal Code Chapter 21.37) that sets conditions on changes of use or conversions of ~~Mmobile Hhome Pparks-~~ consistent with Government Code Section 66427.5.

The city will also assist lower income tenants of mobile home parks to research the financial feasibility of purchasing their mobile home parks so as to maintain the rents at levels affordable to its tenants.

Funding: Housing Trust Fund, ~~S~~state grants and loans

Lead Agency: Planning ~~Department~~Division, Housing and ~~Redevelopment~~Neighborhood Services ~~Department~~Division

Objectives and Time Frame:

- Continue to regulate the conversion of mobile home parks in Carlsbad, as permitted by state law.
- As appropriate, ~~p~~Provide information to mobile home park tenants regarding potential tenant purchase of parks and assistance available.

Program 1.3: Acquisition/Rehabilitation of Rental Housing

The city will continue to provide assistance on a case-by-case basis to preserve the existing stock of ~~low~~lower and moderate income rental housing, including:

- Provide loans, grants, and/or rebates to owners of rental properties to make needed repairs and rehabilitation.
- As financially feasible, ~~a~~Acquire and rehabilitate rental housing that is substandard, deteriorating or in danger of being demolished. Set-aside at least 20 percent of the rehabilitated units for extremely- and/or very low income households.
- As appropriate and determined by City Council, ~~p~~Provide deferral or subsidy of planning and building fees, and priority processing. Priority will be given to repair and rehabilitation of housing identified by the city's Building ~~Department~~Division as being substandard or deteriorating, and which houses lower income and in some cases moderate income households.

Funding: State grants and loans, Housing Trust Fund, ~~Redevelopment Housing Set Aside,~~ CDBG

Lead Agency: Housing and ~~Redevelopment~~Neighborhood Services ~~Department~~Division, Building ~~Department~~Division

Objectives and Time Frame:

- Assist in the acquisition and/or rehabilitation of ~~50-44~~ rental housing units between ~~2005~~2013 and ~~2010~~2020.

- Contact nonprofit housing developers annually to explore opportunities for acquisition/rehabilitation of rental housing.
- ~~Publicize city funding available for acquisition/rehabilitation activities on City website~~As appropriate and as financially feasible, make funding available to non-profit organizations to assist in the acquisition and rehabilitation of existing rental housing.

Program 1.4: Rehabilitation of Owner-Occupied Housing

As the housing stock ages, the need for rehabilitation assistance may increase. The city will provide assistance to homeowners to rehabilitate deteriorating housing. ~~Energy conservation improvements are eligible activities under the City's rehabilitation assistance. Eligible activities under this program include such things as repairing faulty plumbing and electrical systems, replacing broken windows, repairing termite and dry-rot damage, and installing home weatherization improvements.~~ Assistance ~~will~~ may include financial incentives in the form of low interest and deferred payment loans, and rebates. Households targeted for assistance include lower-income and special needs (disabled, large, and senior) households.

Funding: ~~—— Redevelopment Housing Set Aside, Housing Trust Fund, CDBG, S~~state loans and grants

Lead Agency: Housing and ~~Redevelopment~~Neighborhood Services ~~Department~~Division

Objectives and Time Frame:

- ~~Continue to implement the city's Minor Home Repair Program to provide grants to up to 10 low income households to help improve their single-family homes. Assist in the rehabilitation of 25 owner-occupied housing units between 2005 and 2010.~~

Program 1.5: Preservation of At-Risk Housing

One project ~~—Seascape Village—~~within the city ~~—Santa Fe Ranch Apartments—~~may be considered as at risk. ~~This project has deed restrictions on 42 units that are set to expire January 1, 2009. The City will~~ if the owner pays off bonds early. While this is unlikely since the current income at affordable levels is not substantially lower than the potential income at market rates, the city will ~~nonetheless~~ monitor ~~theits~~ status ~~of projects such as Seascape Village that may be at risk,~~ Through monitoring, the city will ensure tenants receive proper notification of any changes ~~and are aware of available special Section 8 vouchers, and. The city will also~~ contact nonprofit housing developers to solicit interest in acquiring and managing ~~at risk projects the property in the event this or any similar project becomes at risk of converting to market rate.~~

Funding: ~~—— Redevelopment Housing Set Aside, Housing Trust Fund, CDBG, S~~state loans and grants

Lead Agency: Housing and ~~Redevelopment~~Neighborhood Services ~~Department~~Division

Objectives and Time Frame:

- ~~Annually~~Periodically monitor the at-risk status of ~~Seascape Village and contact property owner for intention to convert to market-rate housing~~the 64 units at Santa Fe Ranch Apartments.
- Ensure that the tenants receive proper notification for any action related to rent increases.
- ~~Assist tenants to receive special Section 8 vouchers set aside by HUD for tenants whose rent subsidies are terminated due to expiration of project-based Section 8 contracts.~~
- ~~Contact nonprofit housing developers in 2008 to solicit interest in acquiring and managing at-risk housing projects.~~
- Provide tenants with information about other available rental assistance programs.

Housing Opportunities

A healthy, and sustainable community relies on its diversity and its ability to maintain balance among different groups. The city encourages the production of new housing units that offer a wide range of housing types to meet the varied needs of its diverse population. A balanced inventory of housing in terms of unit type (e.g., single-family, apartment, condominium, etc.), cost, and architectural style will allow the city to fulfill a variety of housing needs.

Goal 2: New housing developed with diversity of types, prices, tenures, densities, and locations, and in sufficient quantity to meet the demand of anticipated city and regional growth.

~~*Policy 2.1:* Ensure sufficient developable acreage in all residential densities to provide varied housing types for households in all economic segments.~~

Policy 2.12: Ensure the availability of sufficient developable acreage in all residential densities~~Allow development of sufficient new housing to accommodate varied housing types to meet Carlsbad's share of the 2010-2020 rRegional hHousing nNeeds Assessment (RHNA) for 2005-2010, as determined by SANDAG and consistent with this Housing Elementdiscussed is Section 4.3 (Resources Available).~~

~~*Policy 2.3:* Identify, monitor, record, and report data on housing units constructed, converted, and demolished in the Coastal Zone along with information regarding whether these units are affordable to lower and moderate income households pursuant to State law.~~

Policy 2.42: Ensure that housing construction is achieved through the use of modified codes and standards while retaining quality design and architecture.

Policy 2.53: Provide alternative housing environmentsopportunities by encouraging adaptive reuse of older commercial or industrial buildings.

Policy 2.64: Encourage increased integration of housing with nonresidential development where appropriate.

Policy 2.75: Encourage the use of innovative techniques and designs to promote energy conservation in residential development.

Program 2.1: Adequate Sites to Accommodate the RHNA

The City will continue to monitor the absorption of residential acreage in all densities and, if needed, recommend the creation of additional residential acreage at densities sufficient to meet the City's housing need for current and future residents. Any such actions shall be undertaken only where consistent with the Growth Management Plan.

~~In order to ensure that adequate residential acreage at appropriate densities is available to meet the City's Regional Housing Needs Assessment (RHNA) the City will implement the following objectives:~~

- ~~• The City shall process a general plan amendment(s) to redesignate a minimum net acreage of each site in Table 6-1 to RH and require that the redesignated sites be developed at a minimum density of 20 units per acre. As part of this program, the City shall also process all necessary amendments to the Zoning Ordinance and other planning documents, such as master or specific plans.~~

**Table 6-1
General Plan Amendment (RH): Ponto and Quarry Creek**

Property	APN	Approximate Minimum Acres to be Redesignated to RH	Density Yield
Ponto	216-140-17	6.4	128
Quarry Creek	Portions of 167-040-21	15.0	300
Commercial Mixed-Use Ponto	Portion of 216-140-18	2.8	28

- ~~• The City shall process a general plan amendment(s) to redesignate a minimum net acreage of each site in **Table 6-2** to RMH and require that the redesignated site be developed at a minimum density of 12 units per acre. As part of this program, the City shall also process all necessary amendments to the Zoning Ordinance and other planning documents, such as master or specific plans.~~

Table 6-2
General Plan Amendment (RMH): Quarry Creek

Property	APN	Approximate Minimum Acres to be Re-designated to RMH	Density Yield
Quarry Creek	Portions of 167-040-21	17	200

- ~~• The City shall process general plan amendments to establish minimum densities of 12 units per acre and 20 units per acre for the RMH and RH land use designations, respectively, except for those RH designated properties in the Beach Area Overlay Zone.~~
- ~~• The City shall process amendments to the Village Redevelopment Master Plan and Design Manual and/or other planning documents as necessary to establish, for residential projects and mixed use projects with residential components within the Village Redevelopment Area, minimum densities equal to 80% of the maximum of the density range. For land use districts 1 – 4 (density range of 15 – 35 units per acre), as specified in the Carlsbad Village Redevelopment Master Plan and Design Manual, 80% shall be 28 units per acre. For land use districts 5 – 9 (density range of 15 – 23 units per acre), 80% shall be 18 units per acre. Furthermore, the City shall approve modifications to development standards of the Carlsbad Village Redevelopment Master Plan and Design Manual if a project satisfactorily demonstrates as determined by the City that such modifications are necessary to achieve the minimum densities.~~
- ~~• The City shall process amendments to the general plan and zoning ordinance and process other planning documents as necessary to establish and permit the minimum densities, areas, and land uses as described in Section 3 and specified in Tables 3-4, 3-6 and 3-9 for the Barrio Area.~~
- ~~• The City shall amend its zoning ordinance, general plan, and other land use documents as necessary to permit residential in a mixed use format on shopping center sites and commercial areas with a General Plan designations of “CL” and “R” and zoning designations of “C-L,” “C-1” and “C-2,” and/or other general plan and zoning designations as appropriate. Mixed use residential on shopping center and commercial sites shall be at a minimum density of 20 units per acre.~~

The analysis in Section 4.3 (Resources Available) identifies examples of how housing has been built on very small sites, such as in the Village and Barrio. However, to expand opportunities for additional affordable housing, the city will encourage the consolidation of small parcels in order to facilitate larger-scale developments that are compatible with existing neighborhoods. Specifically, the city will continue to make available an inventory of vacant and underutilized properties to interested developers, market infill and redevelopment opportunities throughout the city, ~~particularly in~~including the Village Redevelopment Area and ~~proposed Barrio Area~~, and meet with developers to identify and discuss potential project sites.

~~For the Barrio Area, incentives shall be developed to encourage the consolidation of parcels and thus the feasibility of affordable housing. These incentives shall include increased density and other standards modifications.~~

~~To facilitate development in the Village Redevelopment Area, modification of standards (including increased density) are permitted for affordable housing, “green” buildings, and projects which meet the goals and objectives of the Village (which include residential and mixed use developments). In addition, the city offers offsets to assist in the development of affordable housing citywide. Offsets include concessions or assistance including, but not limited to, direct financial assistance, density increases, standards modifications, or any other financial, land use, or regulatory concession which would result in an identifiable cost reduction. The city will also encourage lot consolidation by assisting in site identification.~~

Funding: Departmental budget and Housing Trust Fund

Lead Agency: Housing and RedevelopmentNeighborhood Services DepartmentDivision,
Planning DepartmentDivision

Objectives and Time Frame:

- ~~Provide~~Maintain adequate residential sites to accommodate the 2010-2020 RHNA~~ensure compliance with the adequate sites requirements of AB 2348 for meeting the Regional Housing Needs Assessment (RHNA) for the 2005-2010 planning period.~~
- ~~Amendments to the general plan, zoning ordinance, and other land use documents necessary to effectuate the density changes and other Program components above shall be implemented by September 2012, except for Quarry Creek, Ponto, and the Barrio Area.~~
- ~~Since they require extensive legislative and environmental actions (e.g., preparation and adoption of a master plan, Local Facilities Management Plan, and environmental impact report) general plan and zoning amendments for Quarry Creek, Ponto, and the Barrio Area shall be implemented by February 2013.~~
- Post the inventory of vacant and underutilized properties on the city’s website or in a public notification area of the city’s Planning Division within one year of Housing Element adoption.

Program 2.2: Flexibility in Development Standards

The Planning ~~Department~~Division, in its review of development applications, may recommend waiving or modifying certain development standards, or propose changes to the Municipal Code to encourage the development of low and moderate income housing.

~~The city offers offsets to assist in the development of affordable housing citywide. Offsets include concessions or assistance including, but not limited to, direct financial assistance, density increases, standards modifications, or any other financial, land use, or regulatory concession that would result in an identifiable cost reduction.~~

Funding: Department budget

Lead Agency: Planning ~~Department~~Division

Objectives and Time Frame:

~~Continue to offer flexibility in development standards to facilitate the development of lower and moderate income households. This shall include consideration of making offsets available to developers when necessary to enable residential projects to provide a preferable project type or affordability in excess of the requirements of Municipal Code Chapter 21.85, Inclusionary Housing. As defined in Chapter 21.85, offsets may include but are not limited to density increases on any residential site.~~

- ~~• Continue to offer flexibility in development standards to facilitate the development of lower and moderate income households.~~
- ~~• Process amendments to its Planned Unit Development Ordinance, Parking Ordinance and Beach Area Overlay Zone and the Village Master Plan and Design Manual to modify development standards to enable the achievement of higher density residential projects by the end of 2007 (Note: These amendments were adopted in early or late 2007 and are now pending Coastal Commission approval, which is expected in 2009).~~
- Periodically review the Municipal Code and recommend changes that would enhance the feasibility of affordable housing, while maintaining the quality of housing.

Program 2.3: Mixed Use

The ~~C~~city will encourage mixed-use developments that include a residential component. Major commercial centers should incorporate, where appropriate, mixed commercial/residential uses. ~~Major industrial/office centers, where not precluded by environmental and safety considerations, should incorporate mixed industrial/office/residential uses.~~

- ~~• As described in Program 2.1, the City shall amend the zoning ordinance and other necessary land use documents to permit residential mixed use at 20 units per acre on shopping center sites and commercial areas.~~

Funding: Departmental budget

Lead Agency: Planning ~~Department~~Division

Objectives and Time Frame:

- Periodically review development standards and incentives that would encourage mixed-use developments.
- Identify areas and properties with potential for mixed-use development and provide information to interested developers.

Program 2.4: Energy Conservation

The city ~~of Carlsbad~~ has established requirements, programs, and actions to improve household energy efficiency, promote sustainability, and lower utility costs. The city shall enforce state requirements for energy conservation, including the latest green building standards, and promote and participate in regional water conservation and recycling programs.

- ~~• Enforce California building and subdivision requirements by requiring compliance with state energy efficiency standards (including adoption of the California Energy Code, 2007 Edition) and state Subdivision Map Act energy conservation provisions (Government Code section 66473.1). This latter code section requires subdivision design to provide future homes with passive or natural heating opportunities to the extent feasible through, for example, lot orientation.~~
- ~~• Encourage solar water heating by requiring new residential construction (ownership dwelling units only) to pre-plumb to accommodate solar hot water systems. This requirement has been in effect since 1981.~~
- ~~• Promote and participate in regional water conservation programs that allow Carlsbad Municipal Water District (CMWD) residents to receive rebates for water efficient clothes washing machines and toilets, free on-site water use surveys, and vouchers for weather-based irrigation controllers. The City publicizes these programs on its website, www.carlsbadca.gov/water/wdtips.html. CMWD serves approximately 75 percent of the City.~~

~~CMWD is also a signatory to the California Urban Water Conservation Council Memorandum of Understanding (“MOU”). Signatories to the MOU implement 14 Best Management Practices that have received a consensus among water agencies and conservation advocates as the best and most realistic methods to produce significant water savings from conservation.~~

~~In 1991, Carlsbad adopted a five-phase Recycled Water Master Plan designed to save potable water. The result is that CMWD has the most aggressive water recycling program in the region when measured in terms of percent of supply derived from recycled water. In its 2005 Urban Water Management Plan, CMWD estimates that in 2020 seven percent of the water needs of the area it serves will be met by conservation, 21 percent by recycled water usage, and 72 percent by desalinated water.~~

- Create a coordinated energy conservation strategy, including strategies for residential uses, as part of a citywide Climate Action Plan.

- In the Village ~~Redevelopment Area~~, encourage energy conservation and higher density development by the modification of development standards (e.g. parking standards, building setbacks, height, and increased density) as necessary to:
 - Enable developments to qualify for silver level or higher LEED (Leadership in Energy & Environmental Design) Certification, or a comparable green building rating, and to maintain the financial feasibility of the development with such certification.
 - Achieve densities at or above the minimum required if the applicant can provide acceptable evidence that application of the development standards precludes development at such densities.

~~Modifications may include but are not limited to changes to density, parking standards, building setbacks and height, and open space.~~

- Facilitate resource conservation for all households by making available, through a competitive process, ~~Community Development Block Grants~~CDBG funds to non-profit organizations that could use such funds to replace windows, plumbing fixtures, and other physical improvements in lower-income neighborhoods, shelters, and transitional housing.

- ~~• Per General Plan policy, reduce fossil fuel consumption and pollution and improve residents' health by requiring:~~
 - ~~○ New development to provide pedestrian and bike linkages, when feasible, which connect with nearby community centers, parks, school, and other points of interest and major transportation corridors.~~
 - ~~○ Multi-family uses to locate near commercial centers, employment centers, and major transportation corridors.~~
- ~~• Designate "smart growth" areas in the City to help implement the San Diego Association of Governments Regional Comprehensive Plan vision for compact, sustainable growth.~~
- ~~• Per the City's Growth Management Program:~~
 - ~~○ Facilitate development of higher density, affordable, and compact development by allowing withdrawals from the City's Excess Dwelling Unit Bank (see Section 4 for further details) only for certain qualifying projects; these projects include transit oriented/smart growth developments, senior and affordable housing, and density bonus requests.~~
- Encourage infill development in urbanized areas ~~before allowing extensions of public facilities and improvements to areas which have yet to be urbanized, particularly in the Village and Barrio, through implementation of the Village Master Plan and Design Manual and the allowed density ranges in the Barrio.~~

Funding: ~~Departmental budget/General Fund~~

Lead Agency: ~~Planning Department~~Division; ~~Building Department~~Division

Objectives and Time Frame:

- Continue to pursue energy efficient development and rehabilitation of residential units through incentives, funding assistance, and city policies.
- Continue to explore additional incentives to facilitate energy efficient development.

Goal 3: Sufficient new, affordable housing opportunities in all quadrants of the city to meet the needs of current lower and moderate income households and those with special needs, and a fair share proportion of future lower and moderate income households.

Policy 3.1: ~~Pursuant to the Inclusionary Housing Ordinance, R~~require affordability for lower income households of a minimum of 15 percent of all residential ownership and qualifying rental projects~~units approved for any master plan community, residential specific plan, or qualified subdivision (as defined in the Inclusionary Housing Ordinance)~~. For projects that are required to include 10 or more units affordable to lower income households, at least 10 percent of the lower income units should have three or more bedrooms (lower income senior housing projects exempt).

Policy 3.2: Annually set priorities for future lower-income and special housing needs. The priorities will be set through the annual Consolidated Annual Plan, which is prepared by the Housing and ~~Redevelopment~~Neighborhood Services Department~~Division~~ with assistance from the Planning ~~Department~~Division and approved by the City Council. Priority given to the housing needs for lower-income subgroups (i.e., handicapped, seniors, large-family, very-low income) will be utilized for preference in the guidance of new housing constructed by the private sector and for the use of city funds for construction or assistance to low income projects.

Policy 3.3: ~~Accommodate General Plan Amendments to increase residential densities on all PC and LC zoned properties and all other residentially designated properties to facilitate the development of affordable housing.~~ Any proposed General Plan Amendment request to increase site densities for purposes of providing affordable housing, will be evaluated relative to the proposal's compatibility with adjacent land uses and proximity to employment opportunities, urban services or major roads. ~~These General Plan Land Use designation changes will enable up to 23 dwelling units per acre, and, in conjunction with the City's Density Bonus Ordinance could potentially increase the density by 35 percent. Through the City's Affordable Housing Program (i.e., the Inclusionary Housing Ordinance), density increases in excess of 35 percent may also be realized., and other policies applicable to higher density sites that are identified in the General Plan Land Use and Community Design Element.~~

Policy 3.4: Adhere to City Council Policy Statement 43 when considering allocation of "excess dwelling units" from the Excess Dwelling Unit Bank for the purpose of allowing development to exceed the Growth Management Control Point (GMCP) density, as discussed in Section 4.3 (Resources Available). With limited exceptions, the allocation of excess dwelling units will require provision of

~~housing affordable to lower income households. Amended on December 17, 2002, Policy Statement 43 authorized withdrawals from the banks to be utilized in the following "qualifying" projects anywhere within the city:~~

- ~~0. Projects that include a request for a density bonus;~~
- ~~0. Housing for lower or moderate income families;~~
- ~~0. Senior housing;~~
- ~~0. Housing located within either of the city's two, official, redevelopment areas;~~
- ~~0. Transit-oriented/"smart growth" developments;~~
- ~~0. Conversions of general plan land use designations from non-residential to residential; and~~
- ~~7. Single family developments, in infill areas, under stipulated conditions.~~

Policy 3.5: Address the unmet housing needs of the community through new development and housing that is set aside for lower and moderate income households consistent with priorities set by the ~~Redevelopment and~~ Housing and Neighborhood Services Division~~Department~~, in collaboration with the Planning ~~Department, Division, and~~ as set forth in the city's Consolidated Plan.

Policy 3.6: Encourage the development of an adequate number of housing units suitably sized to meet the needs of lower and moderate income larger households.

Policy 3.7: Ensure that incentive programs, such as density bonus programs and new development programs are compatible and consistent with the city's Growth Management ~~Ordinance~~Plan.

Policy 3.8: Maintain the Housing Trust Fund and explore new funding mechanisms to facilitate the construction and rehabilitation of affordable housing.

Policy 3.9: Consistent with ~~S~~state law, establish affordable housing development with priority for receiving water and sewer services when capacity and supply of such services become an issue.

Policy 3.10 Pursuant to state law, identify and monitor housing units constructed, converted, and demolished in the Coastal Zone along with information regarding whether these units are affordable to lower and moderate income households

Program 3.1: Inclusionary Housing Ordinance

The city will continue to implement its Inclusionary Housing Ordinance, which~~that~~ requires a minimum of 15 percent of all ownership and qualifying rental residential projects of seven or more units ~~within any Master Plan/Specific Plan community or other qualified subdivision (currently seven units or more)~~ be restricted and affordable to lower income households. This program requires an agreement between all residential developers subject to this inclusionary requirement and the city which stipulates:

- The number of required lower income inclusionary units;
- The designated sites for the location of the units;

- A phasing schedule for production of the units; and
- The term of affordability for the units.

For all ~~subdivisions-ownership and qualifying rental projects~~ of fewer than seven units, payment of a fee in lieu of inclusionary units is permitted. The fee is based on a detailed study that calculated the difference in cost to produce a market rate rental unit versus a lower-income affordable unit. As of ~~September 1, 2006~~2013, the in-lieu fee per market- rate dwelling unit was \$4,515. The fee amount may be modified by the ~~C~~city Council from time-to-time and is collected at the time of building permit issuance for the market rate units. The city will continue to utilize inclusionary in-lieu fees collected to assist in the development of affordable units.

The city will apply Inclusionary Housing Ordinance requirements to rental projects if the project developer agrees by contract to limit rent as consideration for a “direct financial contribution” or other form of assistance specified in density bonus law; or if the project is at a density that exceeds the applicable GMCP density, thus requiring the use of “excess dwelling units”, as described in Section 4.3 (Resources Available).

The city will also continue to consider other in-lieu contributions allowed by the Inclusionary Housing Ordinance, such as an irrevocable offer to dedicate developable land.

Funding: Departmental budget

Lead Agency: Planning ~~Department~~Division, Housing and ~~Redevelopment~~Neighborhood Services ~~Department~~Division

Objectives and Time Frame:

- Based on ~~past trends and projects in pipeline~~SANDAG’s Regional 2050 Growth Forecast and current housing estimates, the city anticipates ~~4,060~~3,847 new housing units ~~to be developed~~ between ~~2005~~2010 and ~~2010~~2020, potentially generating ~~an~~577 inclusionary ~~requirement of 609~~ units.
- ~~Annually a~~Adjust the inclusionary housing in-lieu fee as necessary ~~and appropriate~~ to reflect market conditions and ensure fees collected are adequate to facilitate the development of affordable units.

Program 3.2: Excess Dwelling Units ~~Bank~~

Pursuant to City Council Policy Statement 43, ~~T~~the city will continue to ~~utilize maintain, monitor and manage the Exeess Dwelling Unit Bank, composed of “excess dwelling units”, described in Section 4.3 (Resources Available), for the purpose of enabling anticipated under the city’s Growth Management Plan, but not utilized by developers in approved projects. The city will continue to make excess units available for inclusion in other projects using such tools as~~ density transfers, density ~~increases/bonuses and General Plan amendments to increase allowed density~~changes to ~~the General Plan land use designations per Council Policy Statement 43.~~

Based on analysis conducted in Section 4.4, ~~(Constraints and Mitigating Opportunities)~~, the city ~~has adequate~~can accommodate its 2010-2020 RHNA ~~without the need to utilize~~ excess dwelling

units to accommodate the ~~remaining RHNA of 2,395 units for lower and 1,171 units for moderate~~RHNA at each household income households, which would require withdrawal of 2,830 units from the Excess Dwelling Unit Bank level.

Funding: Departmental budget

Lead Agency: Planning ~~Department~~Division

Objectives and Time Frame:

- ~~Ensure adequate excess dwelling units are available to address the City's remaining lower income RHNA for the 2005-2010 period.~~
- Consistent with City Council Policy 43, continue to utilize the excess dwelling units to provide affordable housing to lower income households.

Program 3.3: Density Bonus

~~In 2004, the State adopted new density bonus provisions (SB 1818) that went into effect on January 1, 2005.~~ Consistent with ~~the new~~ state law (Government Code sections 65913.4 and 65915), the city ~~will continue~~continues to offer residential density bonuses as a means of encouraging affordable housing development. In exchange for setting aside a portion of the development as units affordable to lower and moderate income households, the city will grant a density bonus over the otherwise allowed maximum density, and up to three financial incentives or regulatory concessions. These units must remain affordable for a period of no less than 30 years and each project must enter into an agreement with the city to be monitored by the Housing and ~~Redevelopment~~Neighborhood Services ~~Department~~Division for compliance.

The density bonus increases with the proportion of affordable units set aside and the depth of affordability (e.g. very low income versus low income, or moderate income). The maximum density bonus a developer can receive is 35 percent when a project provides 11 percent of the units for very low income households, 20 percent for low income households, or 40 percent for moderate income households.

Financial incentives and regulatory concessions may include but are not limited to: fee waivers, reduction or waiver of development standards, in-kind infrastructure improvements, an additional density bonus above the requirement, mixed use development, or other financial contributions.

The city is currently amending its density bonus regulations (Municipal Code Chapter 21.86) to ensure consistency with recent changes to state density bonus law.

Funding: Departmental budget, Housing Trust Fund, ~~Redevelopment Housing Set-Aside~~

Lead Agency: Planning ~~Department~~Division, Housing and ~~Redevelopment~~Neighborhood Services ~~Department~~Division

Objectives and Time Frame:

- Complete the pending amendment to Carlsbad Municipal Code Chapter 21.86 by June 30, 2014 to ensure consistency with recent changes to state density bonus law.
- Ensure that Apply the city's new Density Bonus Ordinance, is consistent with the Inclusionary Housing Ordinance state law.
- Encourage developers to take advantage of density bonus incentives.

Program 3.4: City-Initiated Development

The city, through the Housing and Redevelopment Neighborhood Services Department Division, will continue to work with private developers (both for-profit and non-profit) to create housing opportunities for low, very low and extremely low income households.

Funding: ~~—Redevelopment Housing Set Aside,~~ Housing Trust Fund, CDBG, and other ~~F~~federal, ~~S~~state and local funding

Lead Agency: Planning Department Division, Housing and Redevelopment Neighborhood Services Department Division

Objectives and Time Frame:

- Work with a private, non-profit affordable housing developers to create at least 70 city-initiated or non-inclusionary affordable housing units for lower income households between 2005 and 2010. ~~(Note: The City considers this program already met through the construction in the current housing cycle of two non-inclusionary projects, Cassia Heights and Roosevelt Gardens. These projects provide 67 homes for lower income households as discussed in Section 3.)~~ 2013 and 2020.

Program 3.5: Affordable Housing Incentives

The city ~~uses Redevelopment Housing Set Aside Funds and will consider using~~ Housing Trust Funds on a case-by-case basis to offer a number of incentives to facilitate affordable housing development. Incentives may include:

- Payment of public facility fees;
- In-kind infrastructure improvements, including but not limited to street improvements, sewer improvements, other infrastructure improvements as needed;
- Priority processing, including accelerated plan-check process, for projects that do not require extensive engineering or environmental review; and
- Discretionary consideration of density increases above the maximum permitted by the General Plan through review and approval of a ~~S~~site ~~D~~evelopment ~~P~~lan (SDP).

Funding: Departmental budget, Housing Trust Fund, ~~Redevelopment Tax Increment and Housing Set Aside,~~ CDBG

Lead Agency: Planning Department Division, Housing and Redevelopment Neighborhood Services Department Division, Finance Department Division

Objectives and Time Frame:

- Assist in the development of ~~235~~150 affordable units between ~~2005~~2013 and ~~2010~~2020 (inclusive of units to be assisted under Program 3.4, ~~City-Initiated Development~~, and Program 3.10, ~~Senior Housing~~).

Program 3.6: Land Banking

The city will continue to implement a land banking program to acquire land suitable for development of housing affordable to lower and moderate income households. The ~~Land Bank~~ may accept contributions of land in-lieu of housing production required under an inclusionary requirement, surplus land from the city or other public entities, and land otherwise acquired by the city for its housing programs. This land would be used to reduce the land costs of producing lower and moderate income housing by the city or other parties.

The city has ~~already~~ identified a list of nonprofit developers active in the region. When a city-owned or acquired property is available, the city will solicit the participation of these nonprofits to develop affordable housing. Affordable ~~Housing Funds~~ will be made available to facilitate development and the city will assist in the entitlement process.

Funding: CDBG, ~~Redevelopment Housing Set-Aside~~, Housing Trust Fund

Lead Agency: ~~Community Development Major Service Area, including the~~ Housing and ~~Redevelopment~~Neighborhood Services Department~~Division~~

Objectives and Time Frame:

- ~~Compile an inventory of surplus properties owned by the City and other public entities by June 2009 and update the inventory annually for potential acquisition by the City.~~
- Solicit nonprofit developers when city-owned or acquired property becomes available for affordable housing.
- ~~Make available the City's Affordable Housing Trust Fund to nonprofit developers to help defray costs associated with construction and acquisition of affordable housing. Provide land for development of affordable housing.~~
- Consider private-public partnerships for development of affordable housing.
- ~~Assist in the permit processing of affordable housing proposals by nonprofit developers.~~

Program 3.7: Housing Trust Fund

The city will continue to maintain the ~~various monies reserved for affordable housing, and constituting the~~ Housing Trust Fund, for the fiduciary administration of monies dedicated to the development, preservation and rehabilitation of affordable housing in Carlsbad. The Housing Trust Fund will be the repository of all collected in-lieu fees, impact fees, housing credits, loan repayments and related revenues targeted for proposed housing as well as other local, state and federal funds.

The city will explore additional revenue opportunities to contribute to the Housing Trust Fund, particularly, the feasibility of a housing impact fee to generate affordable rental units when affordable units are not included in a rental development.

Funding: In-Lieu fees, ~~real property transfer tax~~impact fees, housing credit revenues, and HOME/CDBG Housing Reserve, local, state and federal funds

Lead Agency: Housing and ~~Redevelopment~~Neighborhood Services ~~Department~~Division, Finance ~~Department~~Division

Objectives and Time Frame:

- Explore the feasibility of a rental housing impact fee within one year of adoption of this Housing Element.
- Actively pursue housing activities to ~~timely~~ encumber and disburse monies within the Housing Trust Fund that are specifically designated for the development of affordable housing for low income households, including the development of Robertson Ranch and Cantarini/Holly Springs, and the rehabilitation of Tyler Court between FY 2008/09 and FY 2011/12.

Program 3.8: Section 8 Housing Choice Vouchers

The Carlsbad Housing Authority will continue to ~~operate~~administer the city's Section 8 Housing Choice Voucher program to provide rental assistance to very low income households.

Funding: Federal Section 8 funding

Lead Agency: Housing and ~~Redevelopment~~Neighborhood Services ~~Department~~Division

Objectives and Time Frame:

- Continue to provide rental assistance to approximately ~~700~~600 extremely low and very low income households.

Program 3.9: Mortgage Credit Certificates

The city participates in the San Diego Regional Mortgage Credit Certificate (MCC) Program. By obtaining a MCC during escrow, a qualified homebuyer can qualify for an increased loan amount. The MCC entitles the homebuyer to take a federal income tax credit of 20 percent of the annual interest paid on the mortgage. This credit reduces the federal income taxes of the buyer, resulting in an increase in the buyer's net earnings.

Funding: San Diego County MCC allocations

Lead Agency: Housing and ~~Redevelopment~~Neighborhood Services ~~Department~~Division

Objectives and Time Frame:

- Continue to promote the MCC program with the objective of assisting at least two households annually.

Program 3.10: Senior Housing

The city will continue to encourage a wide variety of senior housing opportunities, especially for lower-income seniors with special needs, through the provision of financial assistance and regulatory incentives as specified in the city's ~~Senior Housing Overlay zone. Housing for Senior Citizens Ordinance (Municipal Code Chapter 21.84).~~ Projects assisted with these incentives will be subjected to the monitoring and reporting requirements to assure compliance with approved project conditions.

In addition, the city has sought and been granted California Constitution Article 34 authority by its voters to produce up to 200 senior-only, low-income restricted-affordable housing units. The city would need to access its Article 34 authority only when it ~~functions as the owner of the project, where the city owns~~ provides financial assistance and regulates more than 51 percent of the development.

Funding: Departmental budget, Housing Trust Fund, ~~Redevelopment Housing Set Aside~~, Private financing, state public financing

Lead Agency: Housing and ~~Redevelopment~~ Neighborhood Services ~~Department~~ Division, Planning ~~Department~~ Division

Objectives and Time Frame:

- Periodically review the senior housing ~~Overlay~~ provisions in Municipal Code Chapter 21.84 to expand housing opportunities for seniors.
- ~~Provide information on incentives to interested developers.~~
- Work with senior housing developers and non-profit organizations to locate and construct at least 50 units of senior low-income housing between ~~2005~~ 2013 and ~~2010~~ 2020.

Program 3.11: Housing for Persons with Disabilities

~~The city will adopt an ordinance to establish a formal policy on offering reasonable accommodations to persons with disabilities with regard to the construction, rehabilitation, and improvement of housing. The ordinance will specify the types of requests that may be considered reasonable accommodation, the procedure and reviewing/approval bodies for the requests, and waivers that the City may offer to facilitate the development and rehabilitation.~~ The city has an adopted ordinance to provide individuals with disabilities "reasonable accommodation" in land use, zoning and building regulations. This ordinance seeks to provide equal opportunity in the development and use of housing for people with disabilities through flexibility in regulations and the waiver of certain requirements in order to eliminate barriers to fulfilling this objective.

The city will continue to evaluate the success of this measure and adjust the ordinance as needed to ensure that it is effective. Moreover, the city will seek to increase the availability of housing

~~for persons and supportive services to the most vulnerable population groups, including people with disabilities, through state and federal funding sources, such as HUD's Section 811 program and CDBG funding.~~

Funding: Departmental budget

Lead Agency: Planning ~~Department, Building Department~~Division

Objectives and Time Frame:

- ~~Adopt~~Evaluate the use and effectiveness of the reasonable accommodation ordinance and remove the definition of family in the Zoning Ordinance by June 2009 through the annual Housing Element Progress Reports.
- Continue to provide opportunities for the development of affordable housing for seniors and persons with disabilities.

Program 3.12: Housing for Large Families

In those developments that are required to include 10 or more units affordable to lower-income households, at least 10 percent of the lower income units should have three or more bedrooms. This requirement does not pertain to lower-income senior housing projects.

Funding: Departmental budget

Lead Agency: Planning ~~Department~~Division; Housing and Neighborhood Services Division

Objectives and Time Frame:

- Continue to implement this requirement as part of the Inclusionary Housing Ordinance.
- Achieve the construction of 35 dwellings that can accommodate lower income large families. Pursuant to Section 4.2, there are 10,625 lower income households in Carlsbad, 620 (6 percent) of which are large families. Six percent of the city's objective for construction of new lower income dwellings (577 dwellings per subsection 4.6.2) is 35 dwellings.

~~Program 3.13: Farm Labor Housing~~

~~Pursuant to the State Employee Housing Act, the City permits by right employee housing for six or fewer in all residential zones where a single family residence is permitted. Farm labor housing for 12 persons in a group quarters or 12 units intended for families is permitted by right on properties where agricultural uses are permitted. In 2004, the City amended the Zoning Code to conditionally permit farm labor housing for more than 12 persons in a group quarters or 12 units/spaces for households in the E-A, O, C-1, C-2, C-T, C-M, M, P-M, P-U, O-S, C-F and C-L zones.~~

~~Funding:~~ ~~State and Federal grants and loans, CDBG, Affordable Housing Trust Fund, Agricultural Conversion Mitigation Fee Fund~~

Lead Agency: Community Development Major Service Area; Planning Department

Objectives and Time Frame:

- ~~• Continue to work with, and assist, local community groups, social welfare agencies, farmland owners, and other interested parties to provide shelter for permanent and migrant farmworkers in the City, including notifying these parties of the grant application period for Agricultural Mitigation Conversion Fees, which may be used to provide farmworker housing.~~
- ~~• Coordinate with other regional and local programs to address farm labor housing needs in a cooperative, regional approach.~~
- ~~• Amend the Zoning Ordinance to comply with Health and Safety Code Section 17021.6, permitting by right farmworker housing of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household on properties where agricultural uses are permitted by June 2009.~~

Program 3.1413: Housing for the Homeless

Carlsbad will continue to facilitate and assist with the acquisition, for lease or sale, and development of suitable sites for emergency shelters and transitional housing for the homeless population. This facilitation and assistance will include:

- Participating in a regional or sub-regional summit(s) including decision-makers from ~~N~~orth San Diego County jurisdictions and SANDAG for the purposes of coordinating efforts and resources to address homelessness;
- Assisting local non-profits and charitable organizations in securing state and federal funding for the acquisition, construction and management of shelters; and
- Continuing to provide funding for local and sub-regional homeless service providers that operate temporary and emergency shelters; ~~and~~
- ~~• Identifying a specific zoning district in the City where emergency shelters will be permitted by right, with the following criteria:~~
 - ~~○ The appropriate zoning district will offer easy access to public transportation and supportive services.~~
 - ~~○ The zoning district should also contain adequate vacant and underutilized sites or building that can be converted to accommodate emergency shelters.~~
 - ~~○ Besides being subject to the same development standards applied to other development in the specified zoning district, the City will establish objective development standards to regulate the following: 1) the maximum number of beds/persons permitted to be served nightly; 2) off-street parking based on demonstrated need, but not to exceed parking requirements for other residential or commercial uses in the same zone; 3) The size/location of exterior and interior onsite waiting and client intake areas; 4) The provision of onsite management; 5) The proximity of other emergency shelters, provided that emergency shelters are not required to be more than 300 feet apart; 6) The length of stay; 7) Lighting; and 8) Security during hours that the emergency shelter is in operation.~~

Funding: Housing Trust Fund, ~~Redevelopment Housing Set Aside~~, CDBG

Lead Agency: ~~Community Development Major Service Area; Planning Housing and Neighborhood Services Department~~ Division

Objectives and Time Frame:

- Provide funding for homeless shelter providers through the annual Action Plan process for the use of CDBG funds.
- Annually ~~P~~participate ~~annually and~~ financially in regional programs, such as the North County Regional Winter Shelter Program, which utilize shelters such as the La Posada de Guadalupe men's homeless/farmworker shelter in Carlsbad.
- ~~• Amend the Zoning Ordinance to permit emergency shelters by right in the Planned Industrial (P-M) and Industrial (M) zones within one year of the adoption of the 2005-2010 Housing Element (i.e. by September 2009). In addition, and if necessary and applicable, a property's Site Development Plan, as imposed by its Qualified Development Overlay ("Q") Zone, will be amended to permit emergency shelters by right within the time frame specified.~~

Program 3.1514: Transitional and Supportive Housing

Currently, the ~~C~~city's Zoning Ordinance ~~does not address the provision of~~ provides for transitional housing and supportive housing; ~~however, the ordinance distinguishes and regulates such housing based on the number occupants (i.e., transitional and supportive housing for six or fewer persons are allowed by right in all residential zones, but transitional and supportive housing for more than six persons is allowed with a conditional use permit only in multi-family residential zones).~~ The ~~C~~city will amend the Zoning Ordinance to ~~clearly define~~ allow transitional housing and supportive housing in all zones allowing residential uses, and subject only to the same limitations that apply to other residential dwellings of the same type in the same zone. ~~When such housing is developed as group quarters, they should be permitted as residential care facilities. When operated as regular multi-family rental housing, transitional and supportive housing should be permitted by right as a multi-family residential use in multi-family zones.~~

Funding: None Required

Lead Agency: Planning Department

Objectives and Time Frame:

- By June 30, 2014, a ~~A~~ amend the Zoning Ordinance to allow ~~address~~ transitional housing and supportive housing in all zones allowing residential uses, and subject only to the same limitations that apply to other residential dwellings of the same type in the same zone. ~~by June 30, 2014~~ 2009.

Program 3.1615: Supportive Services for Homeless and Special Needs Groups

The city will continue to provide CDBG funds to community, social welfare, non-profit and other charitable groups that provide services for those with special needs in the ~~N~~orth San Diego County area.

Furthermore, the city will work with agencies and organizations that receive CDBG funds to offer a city ~~R~~eferral ~~S~~ervice for homeless shelter and other supportive services.

Funding: CDBG

Lead Agency: Housing and ~~Redevelopment~~Neighborhood Services ~~Department~~Division

Objectives and Time Frame:

- Provide funding for supportive service providers through the annual Action Plan process for the use of CDBG funds.
- Continue to operate the city's 211 ~~R~~eferral ~~S~~ervice.

Program 3.1716: Alternative Housing

The city will continue to implement its Second Dwelling Unit Ordinance (Section 21.10.015 of the Carlsbad Municipal Code) and will continue to ~~considersupport~~ alternative types of housing, such as hotels and managed living units-to accommodate extremely-low income households.

Funding: Federal, state, and local loans and grants, private funds

Lead Agency: Planning ~~Department~~Division, Housing and ~~Redevelopment~~Neighborhood Services ~~Department~~Division

Objectives and Time Frame:

- Continue to monitor underutilized properties and sites in the community that have potential for alternative housing options and offer the information to interested developers.
- ~~—Adopt an ordinance by September 2009 to conditionally permit and establish standards for managed living units in certain land use districts of the Village Redevelopment Area.~~

Program 3.1817: Military and Student Referrals

The city will assure that information on the availability of assisted or below-market housing is provided to all lower-income and special needs groups. The Housing and ~~Redevelopment~~AgencyNeighborhood Services Division will provide information to local military and student housing offices of the availability of low-income housing in Carlsbad.

Funding: Departmental budget

Lead Agency: Housing and ~~Redevelopment Agency~~ Neighborhood Services Division

Objectives and Time Frame:

- Periodically update the city's inventory of assisted or below-market housing and make the information available on print and on the city's website.

Program 3.~~19~~18: Coastal Housing Monitoring

As a function of the building permit process, the city will monitor and record Coastal Zone housing data including, but not limited to, the following:

- ~~1)~~—The number of ~~new~~ housing units approved for construction, conversion or demolition within the coastal zone after January 1, 1982.
- ~~2)~~—The number of housing units for persons and families of low or moderate income, as defined in Section 50093 of the Health and Safety Code, required to be provided in new housing developments within the coastal zone.
- ~~3)~~—The number of existing residential dwelling units occupied by persons and families of low or moderate income that are authorized to be demolished or converted in the coastal zone pursuant to Section 65590 of the Government Code.
- ~~4)~~—The number of residential dwelling units occupied by persons and families of low or moderate income, as defined in Section 50093 of the Health and Safety Code, that are required for replacement or authorized to be converted or demolished as identified above. The location of the replacement units, either onsite, elsewhere within the city's coastal zone, or within three miles of the coastal zone in the city, shall be designated in the review.

Funding: Departmental budget

Lead Agency: ~~Community Development Major Service Area~~ Planning Division

Objectives and Time Frame:

- Continue to maintain records and prepare a summary report annually.

Program 3.~~20~~19: Housing Element Annual Progress Report and Mid-Planning Period Housing Element Update

First, to retain the Housing Element as a viable policy document, the Planning ~~Department~~ Division will ~~undertake an annual~~ review ~~of~~ the Housing Element annually and schedule an amendment if ~~required~~ necessary. As required by state law, city staff ~~also monitors the City's progress in implementing the Housing Element and prepares corresponding~~ will prepare and submit annual progress reports to the City Council, SANDAG, and California Department of Housing and Community Development (HCD) ~~annually~~.

Second, Senate Bill 575 requires that a jurisdiction revise its housing element every four years, unless it meets both of the following criteria: (1) the jurisdiction adopted the fourth revision of the element no later than March 31, 2010; and (2) the jurisdiction completed any rezoning contained in the element by June 30, 2010. While implementation of the city's 2005-2010 Housing Element satisfied the first criterion, it did not meet the second. Although rezoning was completed before the end of the extended Housing Element period (April 30, 2013) to satisfy the adequate sites program, it was not completed in time to meet the SB 575 requirement.

The city will build on the annual review process to develop a mid-planning period (four-year) Housing Element update that includes the following:

- Review program implementation and revision of programs and policies, as needed;
- Analysis of progress in meeting the RHNA and updates to the sites inventory as needed;
- Outcomes from a study session that will be held with the Planning Commission to discuss mid-period accomplishments and take public comment on the progress of implementation. The city will invite service providers and housing developers to participate.

Funding: Departmental Budget

Lead Agency: Planning ~~Department~~Division, Housing and Neighborhood Services Division

Objectives and Time Frame:

- Prepare an Annual Housing Production progress Report and report (APR) that reports on implementation of the General Plan, including the Housing Element,
- Submit annual report on implementation of the General Plan, including the Housing Element and Annual Housing Production Report, the APR to the City Council, HCD, and other government agencies as necessary SANDAG.
- Prepare and complete a mid-planning period update, including public outreach, within four years of Housing Element adoption by April 30, 2017.

Fair Housing

Equal access to housing is a fundamental right protected by both ~~S~~state and ~~F~~federal laws. The city ~~of Carlsbad~~ is committed to fostering a housing environment in which housing opportunities are available and open to all.

Goal 4: All Carlsbad housing opportunities (ownership and rental, market and assisted) offered in conformance with open housing policies and free of discriminatory practices.

Policy 4.1: Support enforcement of fair housing laws prohibiting arbitrary discrimination in the development, financing, rental, or sale of housing.

Policy 4.2: Educate residents and landlords on fair housing laws and practices through the distribution of written materials and public presentations.

Policy 4.3: Contract with a fair housing service provider to monitor and respond to complaints of discrimination in housing.

Policy 4.4: ~~Monitor the lending practices of~~ Encourage local lending institutions ~~for compliance under to comply with~~ the Community Reinvestment Act to ~~evaluate lending activities and goals towards meeting~~ the community's credit needs ~~and develop partnerships where appropriate~~. Reevaluate the city's relationship with lending institutions that are substantially deficient in their CRA ratings.

Policy 4.5: Periodically review city policies, ordinances, and development standards, and modify, as necessary, to accommodate housing for persons with disabilities.

Program 4.1: Fair Housing Services

With assistance from outside fair housing agencies, the city will continue to offer fair housing services to its residents and property owners. Services include:

- Distributing educational materials to property owners, apartment managers, and tenants;
- Making public announcements via different media (e.g. newspaper ads and public service announcements at local radio and television channels);
- Conducting public presentations with different community groups;
- Monitoring and responding to complaints of discrimination (i.e. intaking, investigation of complaints, and resolution); and
- Referring services to appropriate agencies.

Funding: CDBG, Section 8 ~~Rental Assistance, and Redevelopment Administration Housing Trust Funds~~

Lead Agency: Housing and ~~Redevelopment~~ Neighborhood Services Department ~~Division~~

Objectives and Time Frame:

- ~~Allocate annual funding for fair housing services Annually through the Action Plan process for the use of CDBG funds~~ process allocate funding for fair housing services.
- Participate in regional efforts to mitigate impediments to fair housing choice.

4.6.2 Quantified Objectives by Income

The following Table ~~4.6-31~~ summarizes the city's quantified objectives for the ~~2005-2010~~ 2020 RHNA period, by income group.

Table 6-34.6-1: Quantified Objectives: 2005-2010 2010-2020						
	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
RHNA ¹	903 389	1,019 523	1,460 693	1,583 1,062	3,411 2,332	8,376 4,999
Units to be Constructed ^{2,3}	3218	23893	574466	200	3,0163,054	4,0603,847
Units to be Rehabilitated	0	50	2531	023	0	54
Units to be Conserved	0	4264	0	0	0	64
Households to be Assisted ³⁴	280240	420360	0	10	0	600
Total	342258	750517	599497	210233	3,01654	4,8874,565
Notes:						
¹ As described in Section 4.2, the city estimates that of the 912 very low income households identified for Carlsbad in the RHNA, at least 389 units (43%) should be available for extremely low income and up to 523 units (57%) for very low income households. The City has a RHNA allocation of 1,922 very low income units (inclusive of extremely low income units). Pursuant to new State law, the City must project the number of extremely low income housing needs based on Census income distribution or assume 50 percent of the very low income units are extremely low. According to CHAS data (based on Census data), the City had 12.6 percent very low income households (5.9 percent extremely low income and 6.7 percent very low income). Therefore the City's RHNA of 1,922 very low income units are split into 903 extremely low and 1,019 very low income units according to the same proportions.						
² Affordable units to be constructed are estimated based on SANDAG's 2050 Regional Growth Forecast, analysis of recently-approved and anticipated near-term development, and land use designation changes that are part of the General Plan update. Units to be constructed include 236150 City-initiated affordable housing (Program 3.5, Affordable Housing Incentives) and 609427 anticipated inclusionary housing units (Program 3.1, Inclusionary Housing). Income distribution of these anticipated lower income units is based on the same proportions realized by projects approved and under construction over a previous 8-year period (2003-2010) (Table 3-2). Specifically, 32 extremely low income units from Mariposa Apartments are included. A general assumption of 200 moderate income units is used.						
³ Based on past experience, the city estimates 80 second units may be developed during the planning period at rates affordable for moderate income households. Pursuant to City regulations, they are a permitted by right, accessory use to one-family dwellings. Between 2005 and 2012, a total of 57 second dwelling units were built in the city.						
³⁴ 40 percent of the Section 8 voucher holders are assumed to be extremely low income households.						

Appendix A: 2005-2010 Accomplishments

<u>CODE KEY</u>		
<u>Status:</u>		<u>Department or Division:</u>
<u>C</u>	<u>Completed</u> = One-time project for which all work has been completed	<u>B</u> – <u>Building Division</u>
<u>O</u>	<u>Ongoing</u> = Completed program, but one that requires recurring activity	<u>CED</u> – <u>Community and Economic Development Department</u>
<u>I</u>	<u>In Process</u> = Staff work is well under way and program will be implemented soon (including any necessary hearings)	<u>HNS</u> – <u>Housing and Neighborhood Services Division</u>
<u>P</u>	<u>Pending</u> = Program for which preliminary work needs to be initiated, or program is in early stages of work	<u>P</u> – <u>Planning Division</u>
<u>D</u>	<u>Delete</u> = Program that may no longer be necessary or relevant due to another program, changed circumstances, or policy change	<u>F</u> – <u>Finance Division</u>



Table A-1: 2005-2010 Housing Element Program Implementation Status

#	<u>2005-2010 Program</u>	<u>Summary of Action</u>	<u>Status</u>	<u>Dept. Responsible</u>	<u>Progress and Effectiveness in Meeting Objectives</u>	<u>Appropriateness</u>

1.1	<u>Condominium Conversion</u>	<u>Discourage and/or restrict condominium conversions when such conversions would reduce the number of low or moderate income housing units available throughout the city.</u>	<u>O</u>	<u>P</u>	<u>For the previous Housing Element planning period, the city approved conversions of 32 rental units to condominiums.</u>	<u>The city will continue to consider condominium conversions on a case by case basis.</u>
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1.2	<u>Mobile Home Park Preservation</u>	<p><u>Continue to implement regulations in the zoning ordinance that sets conditions on changes of use or conversions of Mobile Home Parks.</u></p> <p><u>Assist lower income tenants to research the financial feasibility of purchasing their mobile home parks so as to maintain the rents at levels affordable to its tenants.</u></p>	<u>O</u>	<u>P, HNS</u>	<p><u>In 2010, the City Council approved the conversion of the Lanikai Lane mobile home park from rental to a resident-owned park. The conversion was approved in compliance with applicable provisions of local ordinances, the Subdivision Map Act, and Government Code Section 66427.5, which governs mobile home park conversions.</u></p> <p><u>The city has been working with the Lanikai Lane mobile home tenants and new owners to maintain affordable rents. The new owner has agreed to minimal increases in new leases.</u></p>	<p><u>The city will continue to implement the mobile home zoning ordinance and assist tenants seeking to purchase their mobile homes with technical assistance.</u></p>
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1.3	<u>Acquisition/ Rehabilitation of Rental Housing</u>	<p><u>Provide loans, grants, and/or rebates to owners of rental properties to make needed repairs and rehabilitation.</u></p> <p><u>Acquire and rehabilitate rental housing that is substandard, deteriorating or in danger of being demolished. Objective of assisting 50 households/units.</u></p> <p><u>Provide deferral or subsidy of planning and building fees, and priority processing.</u></p>	<u>O</u>	<u>HNS, BCE</u>	<p><u>On November 6, 2012 the City Council approved a \$7.4 million residual receipts loan from the Housing Trust Fund for the acquisition and rehabilitation of 42 1950s-era duplex units in the Barrio. Rehabilitation will include substantial improvements to the interior and exterior of the units and the addition of site amenities such as enhanced landscaping, community garden, children's play area, community room with laundry facilities, and an on-site manager's office. The units will be rent-restricted for 55 years to low income households (50-60% AMI).</u></p>	<p><u>Requests for acquisition/rehabilitation of rental properties will continue to be considered on a case by case basis.</u></p>
1.4	<u>Rehabilitation of Owner-Occupied Housing</u>	<p><u>Provide assistance to homeowners to rehabilitate deteriorating housing. Assistance will include financial incentives in the form of low interest and deferred payment loans, and rebates. Households targeted for assistance include lower-income and special needs (disabled, large, and senior) households. Objective of assisting 25 households/units.</u></p>	<u>O</u>	<u>HNS</u>	<p><u>The city has implemented a home repair program for owner occupied properties that provides loans which are forgiven after five years. For the Housing Element planning period, the city aided six low income households with home repair loans up to \$5,000 each.</u></p>	<p><u>The city will continue offer this program to qualified low income homeowners.</u></p>
1.5	<u>Preservation of At-Risk Housing</u>	<p><u>Monitor the status of projects such as Seascapes Village, ensure tenants receive proper notification of any changes and are aware of available special Section 8 vouchers, and contact nonprofit housing developers to solicit interest in acquiring and managing at risk projects.</u></p>	<u>C/O</u>	<u>HNS</u>	<p><u>Notices to tenants at Seascapes Village were monitored and city staff worked with owners of Seascapes Village in an attempt to extend the affordability restrictions for the 42 units. Property was sold and new owners declined to work with the city further.</u></p>	<p><u>The city will continue to notify tenants and work with property owners in advance of subsidy expiration deadlines to preserve affordable units through technical assistance and helping to determine potential financing resources and options.</u></p>

2.1	Adequate Sites	The city will continue to monitor the absorption of residential acreage in all densities and, if needed, recommend the creation of additional residential acreage at densities sufficient to meet the city's housing need for current and future residents.	O	P, HNS	<p>The city reviews residential development applications for compliance with meeting the minimum densities on which the city relies to meet its share of regional housing needs. Consistent with state law and the city's land use policies, the city shall not approve applications below the minimum densities established in the Housing Element unless it makes the following findings:</p> <p>a. The reduction is consistent with the adopted general plan, including the housing element.</p> <p>b. The remaining sites identified in the housing element are adequate to accommodate the City's share of the regional housing need pursuant to Government Code Section 65584.</p>	This is an ongoing activity. The city will continue to monitor the absorption of residential acreage in all densities and, if needed, recommend the creation of additional residential acreage at densities												
2.1	Adequate Sites	<p>The city shall process a general plan amendment(s) to redesignate a minimum net acreage of each site in Table 6-1 to RH.</p> <p>Table 6-1</p> <table><tr><td>Property</td><td>Acres to be Redesignated to RH</td><td>Density Yield</td></tr><tr><td>Ponto</td><td>6.4</td><td>128</td></tr><tr><td>Quarry Creek</td><td>15.0</td><td>300</td></tr><tr><td>Commercial Mixed Use Ponto</td><td>2.8</td><td>28</td></tr></table>	Property	Acres to be Redesignated to RH	Density Yield	Ponto	6.4	128	Quarry Creek	15.0	300	Commercial Mixed Use Ponto	2.8	28	C	P, HNS	<p>The City Council approved General Plan land use and zoning amendments for the Quarry Creek area in March 2013. The amendments redesignated sites to RH. The changes result in increased capacity to accommodate 340 lower income units at 22.2 units per acre.</p> <p>The redesignations related to the Ponto property were not completed because the Quarry Creek and Barrio (see below) redesignations resulted in greater capacity than identified in Program 2.1 and are sufficient to accommodate the RHNA without the Ponto property.</p>	Completed. Delete from program.
Property	Acres to be Redesignated to RH	Density Yield																
Ponto	6.4	128																
Quarry Creek	15.0	300																
Commercial Mixed Use Ponto	2.8	28																

2.1	Adequate Sites	<p>The city shall process a general plan amendment(s) to redesignate a minimum net acreage of each site in Table 6-2 to RMH. Table 6-2 General Plan Amendment (RMH):Quarry Creek</p> <table><tr><td>Property</td><td>Acres to be Redesignated to RMH</td><td>Density Yield</td></tr><tr><td>Quarry Creek</td><td>17</td><td>200</td></tr></table>	Property	Acres to be Redesignated to RMH	Density Yield	Quarry Creek	17	200	C	P, HNS	<p>The City Council approved General Plan land use and zoning amendments for the Quarry Creek area in March 2013. The amendments redesignated sites to RMH. The changes result in increased capacity to accommodate 316 moderate income units at 16.7 and 14.2 units per acre.</p>	Completed. Delete from program.
Property	Acres to be Redesignated to RMH	Density Yield										
Quarry Creek	17	200										
2.1	Adequate Sites	<p>The city shall process general plan amendments to establish minimum densities of 12 units per acre and 20 units per acre for the RMH and RH land use designations, respectively, except for those RH designated properties in the Beach Area Overlay Zone.</p>	C	P, HNS	<p>The minimum densities zoning ordinance amendment was approved by the City Council in January 2012, and is currently pending approval by the Coastal Commission.</p>	Completed. Delete from program.						
2.1	Adequate Sites	<p>The city shall process amendments to the Village Redevelopment Master Plan and Design Manual and/or other planning documents as necessary to establish, for residential projects and mixed use projects with residential components within the Village Redevelopment Area, minimum densities equal to 80% of the maximum of the density range.</p>	C	P, HNS	<p>Amendments to the master plan were approved by the City Council in November 2012, and are currently pending approval by the Coastal Commission.</p>	Completed. Delete from program.						
2.1	Adequate Sites	<p>The city shall amend its zoning ordinance, general plan, and other land use documents as necessary to permit residential in a mixed use format on shopping center sites and commercial areas with a General Plan designations of "CL" and "R" and zoning designations of "C-L," "C-1" and "C-2," and/or other general plan and zoning designations as appropriate. Mixed use residential on shopping center and commercial sites shall be at a minimum density of 20 units per acre.</p>	C	P, HNS	<p>The mixed use zoning ordinance amendment was approved by the City Council in January 2012, and is currently pending approval by the Coastal Commission.</p>	Completed. Delete from program.						

2.1	<u>Adequate Sites</u>	<u>The city shall process amendments to the general plan and zoning ordinance and process other planning documents as necessary to establish and permit the minimum densities, areas, and land uses as described in Section 3 and specified in Tables 3-4, 3-6 and 3-9 for the Barrio Area.</u>	<u>C</u>	<u>P, HNS</u>	<u>The City Council approved General Plan land use and zoning amendments to the Barrio area in February 2013. The amendments redesignated sites to RMH at a minimum of 12 units per acre, and to R30 at a minimum of 25 units per acre. The changes result in increased capacity to accommodate 353 lower income units and 13 moderate income units.</u>	<u>Completed. Delete from program.</u>
2.1	<u>Adequate Sites</u>	<u>The city will encourage the consolidation of small parcels in order to facilitate larger-scale developments. Specifically, the city will make available an inventory of vacant and underutilized properties to interested developers, market infill and redevelopment opportunities throughout the city, particularly in the Village Redevelopment Area and proposed Barrio Area, and meet with developers to identify and discuss potential project sites.</u>	<u>O</u>	<u>P, HNS</u>	<u>For the Barrio Area, the city maintains an inventory of vacant and underutilized properties, which is available to developers.</u>	<u>The city will continue offer this program to facilitate lot consolidation and to provide incentives for green building.</u>
2.1	<u>Adequate Sites</u>	<u>For the Barrio Area, incentives shall be developed to encourage the consolidation of parcels and thus the feasibility of affordable housing. These incentives shall include increased density and other standards modifications.</u>	<u>O</u>	<u>P, HNS</u>	<u>On Jan. 29, 2013, the City Council authorized financial assistance (\$7.4 million) to assist a developer acquire existing duplex units located in an area of the Barrio comprised of 27 parcels along Harding Street, Carol Place and Magnolia Avenue. The intent of the property acquisition is to consolidate the parcels and construct a new 140 unit high density (minimum 23 du/ac) lower income affordable housing development.</u> <u>In February 2013, the city increased allowed densities in the Barrio; the city can approve additional density increases and standards modifications through the Inclusionary Housing and Density Bonus Ordinances.</u>	<u>The development of additional incentives for lot consolidation will be considered as part of the comprehensive General Plan and Zoning Ordinance update currently in process.</u>

2.1	Adequate Sites	To facilitate development in the Village Redevelopment Area, modification of standards (including increased density) are permitted for affordable housing, "green" buildings, and projects which meet the goals and objectives of the Village (which include residential and mixed use developments).	<u>O</u>	<u>P, HNS</u>	The city recently approved amendments to the Village Master Plan and Design Manual to raise minimum densities in the Village Area including a statement encouraging lot consolidation. For the Housing Element planning period, two projects in the Village designed to meet LEED Silver certification were approved (one mixed use with nine units, one non-residential) that received modifications to standards.	The city will continue to consider standards modifications and waivers in the Village to assist in the development of affordable housing and green buildings.
2.2	Flexibility in Development Standards	The Planning Department, in its review of development applications, may recommend waiving or modifying certain development standards, or propose changes to the Municipal Code to encourage the development of low and moderate income housing.	<u>O</u>	<u>P</u>	<p>The city considers waivers and modifications to development standards to assist in the development of affordable housing on a case by case basis. In 2011, the Tavarua Senior Apartments were approved by the Planning Commission and building permits were issued. The project was approved with (1) reduced parking, (2) reduced building setbacks, and (3) handicapped parking in the setbacks. In addition, the project received a density increase and has a project density of approximately 55 du/ac, which exceeds the project's allowed density range (the project site is designated in the General Plan as Residential Medium Density, which allows a range of 4-8 du/ac).</p> <p>Tavarua Senior Apartments project exceeds the 15% inclusionary housing requirement by income restricting all 49 residential rental units. Furthermore, the project exceeds the inclusionary housing low-income affordability requirement in that 10 of the apartments are restricted to the extremely low income category, 25 are restricted to the very low income category, and 14 are restricted to the low income category.</p>	The city will continue to consider standards modifications and waivers to assist in the development of affordable housing on a case by case basis.

<u>2.3</u>	<u>Mixed Use</u>	<p><u>The city will encourage mixed-use developments that include a residential component. Major commercial centers should incorporate, where appropriate, mixed commercial/residential uses. Major industrial/office centers, where not precluded by environmental and safety considerations, should incorporate mixed industrial/office/residential uses.</u></p> <p><u>As described in Program 2.1, the city shall amend the zoning ordinance and other necessary land use documents to permit residential mixed use at 20 units per acre on shopping center sites and commercial areas.</u></p>	<u>C</u>	<u>P</u>	<p><u>The mixed use zoning ordinance amendment was adopted by the City Council in January 2012, and is currently pending approval by the Coastal Commission.</u></p>	<u>Completed program.</u>
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2.4	<u>Energy Conservation</u>	<u>The city of Carlsbad encourages and enforces a range of requirements, programs, and actions to improve household energy efficiency, promote sustainability, and lower utility costs.</u>	<u>O</u>	<u>P, BCE</u>	<p><u>During the Housing Element period, two projects in the Village designed to meet LEED Silver certification were approved (one mixed use with nine units, one non-residential), that received modifications to standards.</u></p> <p><u>The comprehensive update to the landscape manual to implement the Water Efficient Landscape Ordinance was adopted by the City Council in May 2012.</u></p> <p><u>The 2010 Building Code, which includes the California Green Building Standards, was adopted by the City Council in 2011.</u></p> <p><u>There are four areas in Carlsbad designated as a “smart growth opportunity site” on SANDAG’s Smart Growth Concept Map: the Village and Barrio areas, Plaza Camino Real, Quarry Creek and Ponto. Each of these areas was identified in the 2005-2010 Housing Element Program 2.1 Adequate Sites program as contributing units toward the RHNA. Land use planning for the Barrio was completed in February 2013. A master plan for Quarry Creek, another designated potential smart growth opportunity site, was approved in March 2013.</u></p> <p><u>The city continues to make available excess dwelling units for qualifying projects (also see program 3.2 below) such as transit-oriented developments and senior and affordable housing.</u></p>	<p><u>Modify program to include the latest standards and technologies for resource conservation and green building. The program should also be modified for consistency with the General Plan update and Climate Action Plan, underway.</u></p> <p><u>Move discussion of existing requirements into a separate section on Opportunities for Energy Conservation in the body of the Element.</u></p>
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3.1	<u>Inclusionary Housing Ordinance</u>	<p><u>The city will continue to implement its Inclusionary Housing Ordinance that requires 15 percent of all residential units within any Master Plan/Specific Plan community or other qualified subdivision (currently seven units or more) be restricted and affordable to lower income households.</u></p> <p><u>For all subdivisions of fewer than seven units, payment of a fee in lieu of inclusionary units is permitted. The fee is based on a detailed study that calculated the difference in cost to produce a market rate rental unit versus a lower-income affordable unit. The city will continue to utilize inclusionary in-lieu fees collected to assist in the development of affordable units.</u></p> <p><u>The city will also continue to consider other in-lieu contributions allowed by the Inclusionary Housing Ordinance, such as an irrevocable offer to dedicate developable land.</u></p>	<u>O</u>	<u>P, HNS</u>	<p><u>The city continues to implement its Inclusionary Housing Ordinance.</u></p> <p><u>To comply with recent case law (Palmer/Sixth Street Properties, L.P. v. City of Los Angeles), the city amended its inclusionary housing requirements. The amendment, which results in only minor changes, is primarily needed to clarify that inclusionary requirements apply to rental projects only if the project developer agrees by contract to limit rent as consideration for a “direct financial contribution” or any other forms of assistance specified in density bonus law.</u></p> <p><u>Between, 2005 and 2012, \$450,855 was collected in in-lieu fees and 357 units were constructed using funds from in-lieu fees.</u> <u>(Hunters Point, Bressi, Village by the Sea and Glen Ridge)</u></p> <p><u>In 2011, building permits for nine low income units were issued as part of the La Costa Condominiums project (CT 02-28), and the City Council approved the Dos Colinas project, which includes 20 future low income units. Also, two projects receiving building permits in 2011 purchased Inclusionary Housing credits at existing affordable apartments. CT 04-01 purchased 3 credits at Villa Loma, and CT 05-10 purchased 5 credits at Carlsbad Family Housing.</u></p>	<p><u>Inclusionary housing program is one of the City's most effective programs to build affordable housing and should be continued.</u></p>
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3.2	<u>Excess Dwelling Unit Bank</u>	<u>The city will continue to maintain, monitor and manage the Excess Dwelling Unit Bank, composed of "excess units" anticipated under the city's Growth Management Plan, but not utilized by developers in approved projects. The city will continue to make excess units available for inclusion in other projects using such tools as density transfers, density bonuses and changes to the General Plan land use designations per Council Policy Statement 43</u>	<u>O</u>	<u>P</u>	<u>Through its continued implementation of the Growth Management Plan, the city tracks development and the Excess Dwelling Unit Bank in its monthly Development Monitoring Report. "Banked" units are available for qualifying projects, which include affordable housing and density bonuses.</u>	<u>The city will continue to maintain, monitor and make "excess units" available for qualifying projects, including affordable housing projects.</u>
3.3	<u>Density Bonus</u>	<u>The city will continue to offer residential density bonuses as a means of encouraging affordable housing development.</u>	<u>O</u>	<u>P, HNS</u>	<u>136 units were produced as a result of the density bonus program during the previous planning period (125 for Bressi and 11 for Village by the Sea)</u>	<u>The city will continue to implement this program.</u>
3.4	<u>City-Initiated Development</u>	<u>The city, through the Housing and Redevelopment Department, will continue to work with private developers (both for-profit and non-profit) to create housing opportunities for low, very low and extremely low income households.</u>	<u>O</u>	<u>P, HNS</u>	<u>The city assisted two projects during the previous planning period:</u> <u>Roosevelt Gardens Condos</u> <u>\$47,000 Redevelopment Low/ Moderate Income Housing Fund</u> <u>\$621,000 CDBG</u> <u>\$1,066,000 HOME</u> <u>Cassia Heights Apartments</u> <u>\$250,000 CDBG</u> <u>\$262,000 HOME</u> <u>\$941,000 Redev Low Mod.)</u>	<u>The city will continue to provide information and work with developers to assist them in creating additional housing opportunities for lower income households.</u>
3.5	<u>Affordable Housing Incentives</u>	<u>The city uses Redevelopment Housing Set-Aside Funds and Housing Trust Funds to offer a number of incentives to facilitate affordable housing development. Incentives may include:</u> <u>Payment of public facility fees</u> <u>In-kind infrastructure improvements</u> <u>Priority processing</u> <u>Discretionary consideration of density increases above the maximum permitted by the General Plan</u>	<u>O</u>	<u>P, HNS, F</u>	<u>The city assisted the following projects between 2005 and 2012: Density bonus provided to Bressi Ranch (plus \$2,000,000 in assistance) and Village by the Sea (plus \$200,000 in assistance).</u>	<u>Continue program, but remove reference to redevelopment funds.</u>

3.6	<u>Land Banking</u>	<u>The city will continue to implement a land banking program to acquire land suitable for development of housing affordable to lower and moderate income households. The Land Bank may accept contributions of land in-lieu of housing production required under an inclusionary requirement, surplus land from the city or other public entities, and land otherwise acquired by the city for its housing programs. This land would be used to reduce the land costs of producing lower and moderate income housing by the city or other parties.</u>	<u>Q</u>	<u>CED, HNS</u>	<u>Between 2005 and 2012, the city worked with Habitat for Humanity to develop 11 condos and with another developer on construction of 56 unit Cassia Heights Apartments. (Both on land purchased by the city.)</u>	<u>The city will continue to implement a land banking program to acquire land suitable for development of housing affordable to lower and moderate income households.</u>
3.7	<u>Housing Trust Fund</u>	<u>The city will continue to maintain the various monies reserved for affordable housing, and constituting the Housing Trust Fund, for the fiduciary administration of monies dedicated to the development, preservation and rehabilitation of housing in Carlsbad. The Trust Fund will be the repository of all collected in-lieu fees, impact fees, housing credits and related revenues targeted for proposed housing as well as other local, state and federal funds.</u>	<u>Q</u>	<u>HNS, F</u>	<u>The city continues to maintain the Housing Trust Fund, which had an available balance of approximately \$6.1 million as of December 31, 2012.</u>	<u>The city will continue to collect and distribute funds from the Housing Trust Fund to support the development and maintenance of affordable housing.</u>
3.8	<u>Section 8 Housing Choice Vouchers</u>	<u>The Carlsbad Housing Authority will continue to operate the city's Section 8 Housing Choice Voucher program to provide rental assistance to very low income households.</u>	<u>Q</u>	<u>HNS</u>	<u>The Housing Authority continues to operate Section 8 Housing Choice Voucher Program.</u> <u>Between 2005 and 2012, 159 new vouchers issued. (Voucher program assists total of approximately 600 households per year.)</u>	<u>The Carlsbad Housing Authority will continue to operate the Section 8 Housing Choice Voucher Program, subject to continued federal funding.</u>
3.9	<u>Mortgage Credit Certificates</u>	<u>The city participates in the San Diego Regional Mortgage Credit Certificate (MCC) Program. By obtaining a MCC during escrow, a qualified homebuyer can qualify for an increased loan amount. The MCC entitles the homebuyer to take a federal income tax credit of 20 percent of the annual interest paid on the mortgage. This credit reduces the federal income taxes of the buyer, resulting in an increase in the buyer's net earnings.</u>	<u>Q</u>	<u>HNS</u>	<u>The city continues to participate in MCC Program with one certificate issued in 2011.</u> <u>Between 2005 and 2012, 28 MCCs were issued with average of \$39,450 assistance per buyer.</u>	<u>The city will continue to participate in the San Diego Regional Mortgage Credit Certificate Program.</u>

3.10	Senior Housing	<u>The city will continue to encourage a wide variety of senior housing opportunities, especially for lower-income seniors with special needs, through the provision of financial assistance and regulatory incentives as specified in the city's Senior Housing Overlay zone. Projects assisted with these incentives will be subjected to the monitoring and reporting requirements to assure compliance with approved project conditions</u>	<u>O</u>	<u>P, HNS</u>	<u>The city has provided a loan of \$3.75 million to assist in the development of the 50 unit Tavarua Senior Apartments. Building permits were issued on 12/16/11 with construction anticipated to be completed in early 2013. The apartments will be affordable to seniors at 30%, 40%, 50% and 60% of the Area Median Income.</u>	<u>The city will continue to encourage senior housing opportunities through financial assistance and regulatory incentives.</u>
3.11	Housing for Persons with Disabilities	<u>The city will adopt an ordinance to establish a formal policy on offering reasonable accommodations to persons with disabilities with regard to the construction, rehabilitation, and improvement of housing. The ordinance will specify the types of requests that may be considered reasonable accommodation, the procedure and reviewing/approval bodies for the requests, and waivers that the city may offer to facilitate the development and rehabilitation of housing for persons with disabilities.</u>	<u>C</u>	<u>P, BCE</u>	<u>The zoning ordinance amendment to remove the definition of "family" was adopted by the City Council in 2010 and approved by the Coastal Commission in 2011.</u> <u>The reasonable accommodations zoning ordinance amendment was adopted by the City Council in April 2011. The Coastal Commission approved the amendment with suggested modifications in October 2012. The City Council approved the suggested modifications in November 2012. The ordinance will become effective once the Coastal Commission accepts the final amendment, anticipated to occur in early 2013.</u> <u>In 2008, the city provided CDBG funds to TERI, Inc. for property acquisition for a residential care home for developmentally disabled adults.</u>	<u>Program completed. Remove and revise to evaluate effectiveness of new policy and consider other ways to facilitate housing for persons with disabilities.</u>
3.12	Housing for Large Families	<u>In those developments that are required to include 10 or more units affordable to lower-income households, at least 10 percent of the lower income units should have three or more bedrooms. This requirement does not pertain to lower-income senior housing projects.</u>	<u>O</u>	<u>P</u>	<u>The city continues to implement this program as part of its inclusionary housing ordinance.</u> <u>134 affordable housing units with three or more bedrooms were developed between 2005 and 2012.</u>	<u>The city will continue to support the development of housing for large families.</u>

3.13	<u>Farm Labor Housing</u>	<p><u>Pursuant to the State Employee Housing Act, the city permits by right employee housing for six or fewer in all residential zones where a single-family residence is permitted. Farm labor housing for 12 persons in a group quarters or 12 units intended for families is permitted by right on properties where agricultural uses are permitted. In 2004, the city amended the Zoning Code to conditionally permit farm labor housing for more than 12 persons in a group quarters or 12 units/spaces for households in the E-A, O, C-1, C-2, C-T, C-M, M, P-M, P-U, O-S, C-F and C-L zones.</u></p>	<u>C</u>	<u>CED, P</u>	<p><u>A zoning ordinance amendment to comply with Health and Safety Code Sec. 17021.6 was adopted by the City Council in September 2012. The amendment permits farmworker housing by right or conditionally where agricultural uses are also permitted by right or conditionally. The amendment also provides standards. Staff anticipates the Coastal Commission will act on the amendment in early 2014.</u></p> <p><u>Through the Agricultural Mitigation Fee, the City committee \$2 million to fund La Posada de Guadalupe project, under construction in 2012. This project will expand the number of beds for homeless men and farmworkers from 50 to 100-120.</u></p>	<u>Program completed. Remove.</u>
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3.14	<u>Housing for the Homeless</u>	<p><u>Carlsbad will continue to facilitate the acquisition, for lease or sale, of suitable sites for emergency shelters and transitional housing for the homeless population. This facilitation will include:</u></p> <p><u>Participating in a regional or sub-regional summit(s) for the purposes of coordinating efforts and resources to address homelessness;</u></p> <p><u>Assisting local non-profits and charitable organizations in securing state and federal funding for the acquisition, construction and management of shelters;</u></p> <p><u>Continuing to provide funding for local and sub-regional homeless service providers that operate temporary and emergency shelters; and</u></p> <p><u>Identifying a specific zoning district in the city where emergency shelters will be permitted by right</u></p>	<u>C/O</u>	<u>CED, P</u>	<p><u>A zoning ordinance amendment to permit emergency shelters by right in the Planned Industrial and Industrial zones was adopted by the City Council in October 2012. In these zones, year-round shelters with up to 30 persons or beds are permitted by right; larger shelters are conditionally permitted. The amendment also provides basic standards. Staff anticipates the Coastal Commission will act on the amendment in early 2014.</u></p> <p><u>In 2010, the city received an application to expand the existing La Posada de Guadalupe homeless shelter from a temporary 50 bed facility to a permanent 100-120 bed facility. The application was recommended for approval by the Planning Commission and approved by the City Council in 2011. In addition, the city has committed \$2,000,000 in financial support for the La Posada de Guadalupe expansion from money collected through its Agricultural Mitigation Fee program (\$54,000 given to-date for project design costs). Also, in Dec. 2011, the city increased its total CDBG contribution to \$661,000 for this project. Construction is underway.</u></p>	<u>Zoning amendment complete. Continue other facilitation activities.</u>
3.15	<u>Transitional and Supportive Housing</u>	<p><u>Currently, the city's Zoning Ordinance does not address the provision of transitional housing and supportive housing. The city will amend the Zoning Ordinance to clearly define transitional housing and supportive housing. When such housing is developed as group quarters, they should be permitted as residential care facilities. When operated as regular multi-family rental housing, transitional and supportive housing should be permitted by right as a multi-family residential use in multi-family zones.</u></p>	<u>C</u>	<u>P</u>	<p><u>An ordinance amendment to address the provision of transitional and supportive housing was adopted by City Council in September 2012. The amendment fulfilled program objectives and identified transitional and supportive housing as either permitted or conditionally permitted uses in all residential zones and in commercial zones where residential is permitted. Staff anticipates the Coastal Commission will act on the amendment in early 2014.</u></p>	<u>Program completed. Remove.</u>

3.16	<u>Supportive Services for Homeless and Special Needs Groups</u>	<p><u>The city will continue to provide CDBG funds to community, social welfare, non-profit and other charitable groups that provide services for those with special needs in the North County area.</u></p> <p><u>Furthermore, the city will work with agencies and organizations that receive CDBG funds to offer a City Referral Service for homeless shelter and other supportive services.</u></p>	<u>O</u>	<u>HNS</u>	<p><u>In 2012, the city provided CDBG assistance to 13 social service providers in North County and serves as a referral agency for homeless shelters and support services.</u></p> <p><u>The city provided approximately \$375,000 in assistance between 2005 and 2010.</u></p> <p><u>The city also contributed \$18,778 from the Housing Trust Fund in 2012 to the Alliance for Regional Solutions' winter shelter program. This program sponsors one site in Carlsbad as well as rotating sites at local churches throughout the county.</u></p>	<u>The city will continue to support the development of housing and supportive services for homeless and other special needs groups.</u>
3.17	<u>Alternative Housing</u>	<u>The city will continue to implement its Second Dwelling Unit Ordinance (Section 21.10.015 of the Carlsbad Municipal Code) and will continue to consider alternative types of housing, such as hotels and managed living units.</u>	<u>C/O</u>	<u>P, HNS</u>	<p><u>The city continues to implement the Second Dwelling Unit Ordinance and consider alternative types of housing. 57 second units were permitted between 2005 and 2012.</u></p> <p><u>In September 2012, the City Council approved an ordinance amendment to the Village Master Plan and Design Manual to conditionally permit and establish standards for managed living units in certain districts of the Village area. The amendment fulfilled project objectives by providing standards for a viable, housing option for lower income persons. Staff anticipates the Coastal Commission will act on the amendment in early 2014.</u></p>	<u>Zoning Program complete. Implement per ordinance and continue to provide information about potential sites to developers.</u>
3.18	<u>Military and Student Referrals</u>	<u>The city will assure that information on the availability of assisted or below-market housing is provided to all lower-income and special needs groups. The Housing and Redevelopment Agency will provide information to local military and student housing offices of the availability of low-income housing in Carlsbad.</u>	<u>O</u>	<u>HNS</u>	<u>The city provides information on assisted and below market housing to individuals and groups needing that information through pamphlets, the city's website, and distribution of info at community events and workshops.</u>	<u>The city will continue to reach out to students and members of the military to provide housing opportunities in the city.</u>

3.19	Coastal Housing Monitoring	<p><u>The city will monitor and record Coastal Zone housing data including:</u></p> <p><u>Housing units approved for construction after January 1, 1982.</u></p> <p><u>Housing units for persons and families of low or moderate income in new housing developments.</u></p> <p><u>Dwelling units occupied by persons and families of low or moderate income that are authorized to be demolished or converted</u></p> <p><u>Dwelling units occupied by persons and families of low or moderate income that are required for replacement or authorized to be converted or demolished as identified above</u></p>	<u>Q</u>	<u>CED</u>	<p><u>589 units were constructed in the Coastal Zone between 2005 and 2012. 11,020 units have been developed since 1991.</u></p> <p><u>25 affordable units.</u></p> <p><u>0 demolitions authorized.</u></p> <p><u>0 replacements.</u></p>	<u>Continue as per state law.</u>
3.20	Housing Element Annual Report	<u>To retain the Housing Element as a viable policy document, the Planning Department will undertake an annual review of the Housing Element and schedule an amendment if required. As required, staff also monitors the city's progress in implementing the Housing Element and prepares corresponding reports to the City Council, SANDAG, and California Department of Housing and Community Development annually.</u>	<u>Q</u>	<u>P</u>	<u>The City most recently submitted an annual report on progress in implementing the Housing Element in 2011.</u>	<u>Continue.</u>
4.1	Fair Housing Services	<u>With assistance from outside fair housing agencies, the city will continue to offer fair housing services to its residents and property owners.</u>	<u>Q</u>	<u>HNS</u>	<u>The city contracts with The San Diego County Center for Social Advocacy fair housing agency to provide their services to Carlsbad residents and property owners.</u>	<u>The city will continue to support fair housing services through information dissemination, monitoring, and partnerships with fair housing service providers.</u>

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Appendix B: Sites Inventory Supporting Documentation

This appendix documents the parcel by parcel sites inventory for the 2013-2020 Housing Element. The inventory is summarized into the following five tables:

Table B-1: Vacant Sites for Lower and Moderate Income Housing

Table B-2: Underutilized Sites for Lower and Moderate Income Housing – Category 1 (Parking Lot and Agricultural Sites)

Also includes site photos of largest sites

Table B-3: Underutilized Sites for Lower and Moderate Income Housing – Category 2 (Other Underutilized Uses)

Table B-4: Vacant and Underutilized Sites for Above Moderate Income Housing

Table B-5: Commercial Mixed Use Sites for Moderate Income Households

Vacant Sites

Table B-1: Vacant Sites for Lower and Moderate Income Housing						
APN	General Plan Designation[†]	Zoning District	Site Size (Acres)	Unit Capacity, by Household Income		
				Very Low	Low	Moderate
<u>1680503600³</u>	<u>R30</u>	<u>RD-M</u>	<u>4.30</u>	<u>99</u>		
<u>1683601600</u> <u>(Robertson Ranch PA 22)^{2,3}</u>	<u>R30</u>	<u>PC</u>	<u>3.76</u>	<u>86</u>		
<u>2030540700</u>	<u>V (D-1-4)</u>	<u>V-R</u>	<u>0.15</u>	<u>2</u>		
<u>2031100100</u>	<u>V (D5-9)</u>	<u>V-R</u>	<u>0.29</u>			<u>3</u>
<u>2031104800</u>	<u>V (D5-9)</u>	<u>V-R</u>	<u>0.18</u>			<u>2</u>
<u>2031730200</u>	<u>V (D1-4)</u>	<u>V-R</u>	<u>0.29</u>	<u>4</u>		
<u>2032930600</u>	<u>V (D1-4)</u>	<u>V-R</u>	<u>0.17</u>	<u>2</u>		
<u>2033051000</u>	<u>V (D1-4)</u>	<u>V-R</u>	<u>0.20</u>	<u>3</u>		
<u>2041600200</u>	<u>R30</u>	<u>RD-M</u>	<u>0.20</u>	<u>4</u>		
<u>2080104100</u> <u>(Robertson Ranch PA 7 and PA 8)²</u>	<u>R23</u> <u>(22.7 and 21 du/ac)</u>	<u>PC</u>	<u>16.90</u>		<u>364</u>	
<u>2091200100³</u>	<u>R30</u>	<u>RD-M</u>	<u>6.12</u>	<u>141</u>		
<u>2121100100 to 2121100700</u>	<u>R30</u>	<u>RD-M</u>	<u>8.40</u>	<u>193</u>		
<u>2161404300 (Ponto)</u>	<u>R30</u>	<u>P-C</u>	<u>6.5</u>	<u>150</u>		
	<u>GC (Mixed Use)⁴</u>	<u>P-C</u>	<u>3</u>			<u>11</u>
<u>2161701400</u>	<u>R23</u>	<u>RD-M</u>	<u>0.44</u>			<u>7</u>
<u>2161701500</u>	<u>R23</u>	<u>RD-M</u>	<u>0.42</u>			<u>6</u>
<u>2161701900</u>	<u>R23</u>	<u>RD-M</u>	<u>0.46</u>			<u>7</u>
<u>2162900900</u>	<u>R23</u>	<u>RD-M</u>	<u>0.41</u>			<u>6</u>
<u>2162902000</u>	<u>R23</u>	<u>RD-M</u>	<u>0.27</u>			<u>4</u>
<u>2162902100</u>	<u>R23</u>	<u>RD-M</u>	<u>0.53</u>			<u>8</u>
<u>2163000400</u>	<u>R23</u>	<u>RD-M</u>	<u>0.39</u>			<u>6</u>

<u>2163000500</u>	<u>R23</u>	<u>RD-M</u>	<u>0.41</u>			<u>6</u>
<u>2163000600</u>	<u>R23</u>	<u>RD-M</u>	<u>0.40</u>			<u>6</u>
<u>2163001200</u>	<u>R23</u>	<u>RD-M</u>	<u>0.41</u>			<u>6</u>
<u>2163001300</u>	<u>R23</u>	<u>RD-M</u>	<u>0.30</u>			<u>5</u>
<u>2218810600, 2218811600³</u>	<u>R30</u>	<u>RD-M</u>	<u>18.22</u>	<u>419</u>		
<u>1670402100</u> <u>(Quarry Creek)⁵</u>	<u>R15 (14.2 du/ac)</u>	<u>P-C</u>	<u>15.6</u>			<u>221</u>
	<u>R23 (16.7 du/ac)</u>	<u>P-C</u>	<u>5.7</u>			<u>95</u>
	<u>R23 (22.2 du/ac)</u>	<u>P-C</u>	<u>15.3</u>		<u>340</u>	
<u>Grand Total</u>				<u>1.103</u>	<u>704</u>	<u>399</u>

1. Sites with a General Plan designation "V" are located in the Village area. The "V" land use designation permits mixed-use development; however, development of stand-alone high-density residential projects is also permitted and would yield even more units. To account for non-residential uses, a conservative 50 percent of the potential capacity of units is assumed, while the other 50 percent of developable area could be used for non-residential uses.
2. A master plan for Robertson Ranch was approved in 2006 to provide for a residential community with over 1,300 housing units, open space, and a commercial center. Approval of land subdivision and architecture needs to be obtained before construction. The property is currently vacant and considered appropriate for development.
3. These sites are located in the northeast quadrant of the city. Per the city's Growth Management Program, a maximum of 9,042 dwelling units are allowed in the northeast quadrant. When the General Plan update, including this Housing Element, is approved by the City Council, the capacity of one or more of these sites may be reduced to ensure compliance with the Growth Management Program, but the sites inventory will remain adequate to accommodate the city's RHNA. Any change to the sites inventory during adoption of the General Plan will be reflected in this appendix.
4. Residential capacity is calculated based on 25 percent of the site developable acreage at a density of 15 du/ac.
5. A master plan for Quarry Creek was approved in March 2013 to provide for a residential community with 656 housing units, open space and community facilities. Approval of land subdivision and architecture needs to be obtained before construction. The property is currently vacant and considered appropriate for development.

Source: City of Carlsbad, Dyett & Bhatia, 2013.

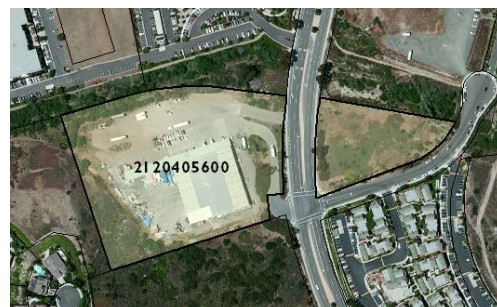
Underutilized Sites

Table B-2: Underutilized Sites for Lower and Moderate Income Housing – Category 1 (Parking Lot and Agricultural Sites)								
APN	Existing Use	General Plan Designation ¹	Zoning District	Site Size (Acres)	Unit Capacity, by Household Income			Site Photo
					Very Low	Low	Moderate	
2031013600	Parking Lot	V (D5-9)	V-R	0.21			2	
2031730500	Parking Lot	V (D1-4)	V-R	0.25	4			
2031730800	Parking Lot	V (D1-4)	V-R	0.33	5			
2031811600	Parking Lot	V (D1-4)	V-R	0.22	3			
2032321300	Parking Lot	V (D5-9)	V-R	0.35			3	
2032960600	Parking Lot	V (D1-4)	V-R	0.37	5			
2033020100	Parking Lot	V (D1-4)	V-R	0.14	2			
2033040200	Parking Lot	V (D1-4)	V-R	0.16	2			
2033040500	Parking Lot	V (D1-4)	V-R	0.17	2			
2033040900	Parking Lot	V (D1-4)	V-R	0.25	4			
2033041700	Parking Lot	V (D1-4)	V-R	0.16	2			
2033041800	Parking Lot	V (D1-4)	V-R	0.16	2			
2033042000	Parking Lot	V (D1-4)	V-R	0.16	2			
2033043100	Parking Lot	V (D1-4)	V-R	0.18	3			
2033051400	Parking Lot	V (D1-4)	V-R	0.24	3			
2033051600	Parking Lot	V (D1-4)	V-R	0.57	8			
2033061200	Parking Lot	V (D1-4)	V-R	0.24	3			
2033521200	Parking Lot	V (D1-4)	V-R	0.29	4			
2040310900	Parking	R30	RD-M	0.20	4			
2041112000	Parking	R30	RD-M	0.80	18			
2041502100	Parking	R23	R-3	0.46			7	
2120405600	Agriculture	R30	RD-M	8.96	206			#1
Grand Total					282	0	12	

1. Sites with a General Plan designation “V” are located in the Village area. The “V” land use designation permits mixed-use development; however, development of stand-alone high-density residential projects is also permitted and would yield even more units. To account for non-residential uses, a conservative 50 percent of the potential capacity of units is assumed, while the other 50 percent of developable area could be used for non-residential uses.

Source: City of Carlsbad, Dyett & Bhatia, 2013.

The largest site in the Table B-2



underutilized inventory is also depicted in the photo at right to demonstrate that the site is underutilized and appropriate for residential development.

Table B-3: Underutilized Sites for Lower and Moderate Income Housing – Category 2 (Other Underutilized Uses)

APN	Existing Use	General Plan Designation [†]	Zoning District	Site Size (Acres)	Unit Capacity, by Household Income		
					Very Low	Low	Moderate
1551702400	Residential	R23	R-3	0.34			4
1551702500	Residential	R23	R-3	0.26			2
1552000400	Office	V	V-R	0.89	12		
1552000700	Office	V	V-R	0.39	5		
1552001000	Office	V	V-R	0.52	7		
1552211100	Office	V	V-R	0.33	5		
1552211200	Office	V	V-R	0.56	8		
2030410200	Private School	V	V-R	7.23			65
2030510300	Private School	V	V-R	2.79			25
2030510400	Commercial	V	V-R	0.54			5
2030520100	Private School	V	V-R	0.35			3
2030520200	Private School	V	V-R	0.77			7
2030530100	Private School	V	V-R	0.9			8
2030540100	Commercial	V	V-R	0.24	3		
2030540300	Industrial	V	V-R	0.24	3		
2030541400	Commercial	V	V-R	0.13	2		
2030541800	Industrial	V	V-R	0.22	3		
2030541900	Commercial	V	V-R	0.49	7		
2030542000	Industrial	V	V-R	0.25	4		
2030542100	Office	V	V-R	0.25	4		
2030542200	Office	V	V-R	0.5	7		
2030542400	Commercial	V	V-R	0.23	3		
2030542500	Industrial	V	V-R	0.23	3		
2030542600	Commercial	V	V-R	0.25	4		
2030542700	Industrial	V	V-R	0.36	5		
2031010100	Industrial	V	V-R	0.31	4		
2031010300	Commercial	V	V-R	0.15	2		
2031010400	Industrial	V	V-R	0.24	3		
2031011100	Industrial	V	V-R	0.24	3		
2031011200	Commercial	V	V-R	0.21	3		
2031011400	Office	V	V-R	0.23			2
2031011500	Industrial	V	V-R	0.21	3		
2031011600	Commercial	V	V-R	0.23	3		
2031011800	Residential	V	V-R	0.31			2

Table B-3: Underutilized Sites for Lower and Moderate Income Housing – Category 2 (Other Underutilized Uses)

APN	Existing Use	General Plan Designation ¹	Zoning District	Site Size (Acres)	Unit Capacity, by Household Income		
					Very Low	Low	Moderate
2031012000	Residential	V	V-R	0.24	2		
2031012100	Office	V	V-R	0.2			2
2031012200	RV Camp Site	V	V-R	0.93	12		
2031012300	Office	V	V-R	0.44			4
2031012400	Commercial	V	V-R	0.47	7		
2031012500	Industrial	V	V-R	0.23	3		
2031012800	Residential	V	V-R	0.24	2		
2031012900	Commercial	V	V-R	0.87	12		
2031013400	Office	V	V-R	0.19	3		
2031020500	Office	V	V-R	0.43			4
2031021400	Residential	V	V-R	0.42			3
2031021500	Office	V	V-R	0.43			4
2031023400	Office	V	V-R	0.45			4
2031023500	Office	V	V-R	0.29			3
2031100900	Office	V	V-R	0.53			5
2031103800	Office	V	V-R	0.17			2
2031103900	Office	V	V-R	0.17			2
2031420600	Private School	V	V-R	0.5			5
2031430100	Office	V	V-R	0.35			3
2031430200	Office	V	V-R	0.18			2
2031430700	Church	V	V-R	2.16			19
2031730400	Commercial	V	V-R	0.19	3		
2031730900	Commercial	V	V-R	0.35	5		
2031740600	Commercial	V	V-R	1.78	25		
2031740700	Commercial	V	V-R	1.79	25		
2031750100	Commercial	V	V-R	0.28	4		
2031750200	Commercial	V	V-R	0.16	2		
2031750300	Commercial	V	V-R	0.45	6		
2031750400	Office	V	V-R	0.23	3		
2031750500	Residential	V	V-R	0.23	2		
2031750600	Commercial	V	V-R	0.23	3		
2031750700	Residential	V	V-R	0.25	3		
2031750800	Commercial	V	V-R	0.16	2		
2031810400	Commercial	V	V-R	0.31	4		
2031810500	Commercial	V	V-R	0.15	2		
2031810700	Commercial	V	V-R	0.23	3		
2031810800	Office	V	V-R	0.22	3		

Table B-3: Underutilized Sites for Lower and Moderate Income Housing – Category 2 (Other Underutilized Uses)

APN	Existing Use	General Plan Designation ¹	Zoning District	Site Size (Acres)	Unit Capacity, by Household Income		
					Very Low	Low	Moderate
2031810900	Commercial	V	V-R	0.22	3		
2031811200	Commercial	V	V-R	0.59	8		
2031811300	Commercial	V	V-R	0.35	5		
2031811900	Commercial	V	V-R	0.71	10		
2031820400	Commercial	V	V-R	2.36	33		
2031820800	Post Office	V	V-R	1.43	20		
2032020700	Commercial	V	V-R	0.16	2		
2032021300	Office	V	V-R	0.16	2		
2032021800	Commercial	V	V-R	0.95	13		
2032320400	Commercial	V	V-R	0.52			5
2032320800	Commercial	V	V-R	0.18			2
2032321600	Commercial	V	V-R	0.46			4
2032500600	Commercial	V	V-R	0.37			3
2032600500	Residential	R23	R-3	0.39			2
2032610300	Residential	V	V-R	0.34	4		
2032610700	Office	V	V-R	0.66	9		
2032910100	Commercial	V	V-R	0.21	3		
2032910300	Commercial	V	V-R	0.31	4		
2032920100	Commercial	V	V-R	0.24	4		
2032920500	Commercial	V	V-R	0.16	2		
2032920700	Commercial	V	V-R	0.24	3		
2032920800	Commercial	V	V-R	0.17	2		
2032920900	Commercial	V	V-R	0.16	2		
2032921000	Office	V	V-R	0.16	2		
2032921100	Commercial	V	V-R	0.16	2		
2032921800	Commercial	V	V-R	0.16	2		
2032922100	Commercial	V	V-R	0.41	6		
2032930400	Commercial	V	V-R	0.17	2		
2032930500	Commercial	V	V-R	0.16	2		
2032930800	Commercial	V	V-R	0.17	2		
2032950100	Commercial	V	V-R	0.23	3		
2032960700	Commercial	V	V-R	0.15	2		
2032960800	Commercial	V	V-R	0.26	4		
2032970200	Commercial	V	V-R	0.16	2		
2032970300	Commercial	V	V-R	0.16	2		
2032970500	Commercial	V	V-R	0.14	2		
2033010500	Commercial	V	V-R	0.73	10		

Table B-3: Underutilized Sites for Lower and Moderate Income Housing – Category 2 (Other Underutilized Uses)

APN	Existing Use	General Plan Designation ¹	Zoning District	Site Size (Acres)	Unit Capacity, by Household Income		
					Very Low	Low	Moderate
2033020200	Commercial	V	V-R	0.22	3		
2033020400	Residential	V	V-R	0.21	2		
2033032100	Office	V	V-R	0.33	5		
2033032400	Commercial	V	V-R	0.48	7		
2033032600	Office	V	V-R	0.48	7		
2033032700	Office	V	V-R	0.32	4		
2033032800	Office	V	V-R	0.49	7		
2033041900	Office	V	V-R	0.16	2		
2033042600	Commercial	V	V-R	0.2	3		
2033042700	Commercial	V	V-R	0.24	3		
2033043000	Office	V	V-R	0.17	2		
2033051100	Office	V	V-R	0.24	3		
2033051300	Office	V	V-R	0.4	6		
2033051500	Office	V	V-R	0.56	8		
2033060200	Commercial	V	V-R	0.14	2		
2033060900	Commercial	V	V-R	0.16	2		
2033510300	Office	V	V-R	0.17	2		
2033510700	Office	V	V-R	0.16	2		
2033511100	Office	V	V-R	0.16	2		
2033511200	Office	V	V-R	0.16	2		
2033511300	Office	V	V-R	0.16	2		
2033511600	Commercial	V	V-R	0.16	2		
2033511800	Commercial	V	V-R	0.48	7		
2033512000	Office	V	V-R	0.16	2		
2033521300	Commercial	V	V-R	0.16	2		
2033521800	Church	V	V-R	0.64	9		
2033530400	Office	V	V-R	0.16	2		
2033530900	Commercial	V	V-R	0.48	7		
2033540100	Office	V	V-R	0.16	2		
2033540500	Office	V	V-R	0.17	2		
2033540700	Office	V	V-R	0.22	3		
2033541300	Office	V	V-R	0.24	3		
2033541500	Office	V	V-R	0.73	10		
2033541900	Office	V	V-R	0.57	8		
2033550400	Commercial	V	V-R	0.32	4		
2033550500	Commercial	V	V-R	0.32	4		
2040310300	Residential	R30	RDM	0.16	3		

Table B-3: Underutilized Sites for Lower and Moderate Income Housing – Category 2 (Other Underutilized Uses)

APN	Existing Use	General Plan Designation ¹	Zoning District	Site Size (Acres)	Unit Capacity, by Household Income		
					Very Low	Low	Moderate
2040310400	Residential	R30	RDM	0.17	3		
2040700900	Residential	R30	RDM	0.5	9		
2040701000	Residential	R30	RDM	0.17	3		
2040840600	Residential	R30	RDM	0.16	2		
2040840800	Residential	R30	RDM	0.24	5		
2041100100	Residential	R30	RDM	0.28	4		
2041110200	Residential	R30	RDM	0.43	8		
2041110600	Residential	R30	RDM	0.39	7		
2041111300	Residential	R30	RDM	0.18	2		
2041111400	Residential	R30	RDM	0.42	6		
2041111500	Residential	R30	RDM	0.2	4		
2041111700	Residential	R30	RDM	0.4	7		
2041310300	Residential	R23	R-3	0.5			6
2041311200	Residential	R23	R-3	0.27			3
2041320500	Residential	R23	R-3	0.26			3
2041320600	Residential	R23	R-3	0.27			3
2041321700	Residential	R23	R-3	0.57			6
2041501700	Residential	R23	R-3	0.31			3
2041600300	Residential	R30	RDM	0.17	3		
2041600900	Residential	R30	RDM	0.69	2		
2041910500	Residential	R30	RDM	0.41	7		
2041920500	Residential	R30	RDM	0.27	4		
2041920600	Residential	R30	RDM	0.27	5		
2041920700	Residential	R30	RDM	0.26	5		
2041920900	Residential	R30	RDM	0.23	4		
2042340100	Residential	R23	R-3	0.24			3
2042340200	Residential	R23	R-3	0.25			3
2042341200	Residential	R23	R-3	0.27			3
2042401300	Residential	R23	R-3	0.29			3
2042401400	Residential	R23	R-3	0.31			3
2042402200	Residential	R23	R-3	0.88			12
2042800100	Residential	R30	RDM	9.66	124		
2042800200	Residential	R30	RDM	1.9	26		
2042800500	Residential	R30	RDM	0.44	8		
2042802600	Residential	R30	RDM	0.24	5		
2042910100	Residential	R30	RDM	0.16	2		
Various²	Residential	R30	RDM	.13 to		140	

Table B-3: Underutilized Sites for Lower and Moderate Income Housing – Category 2 (Other Underutilized Uses)

APN	Existing Use	General Plan Designation	Zoning District	Site Size (Acres)	Unit Capacity, by Household Income		
					Very Low	Low	Moderate
2042912700	Residential	R30	RDM	0.16	2		
Grand Total					820	140	252

1. Sites with a General Plan designation "V" are located in the Village area. The "V" land use designation permits mixed-use development; however, development of stand-alone high-density residential projects is also permitted and would yield even more units. To account for non-residential uses, a conservative 50 percent of the potential capacity of units is assumed, while the other 50 percent of developable area could be used for non-residential uses.
2. Harding Street Neighborhood, LP parcels (APNs: 2042911400 to 1700, 2042911900 to 2700, 2042920100 to 0200, 2042921000 to 1400, and 2042921600 to 2200).

Source: Dyett & Bhatia, City of Carlsbad, 2013.

Table B-4: Vacant and Underutilized Sites for Above Moderate Income Households

APN	Existing Use	General Plan Designation	Zoning District	Site Size (Acres)	Capacity (Above Moderate Income)
<u>1683700300</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.16</u>	<u>1</u>
<u>1683700400</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.13</u>	<u>1</u>
<u>1683702000</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.21</u>	<u>1</u>
<u>1683702500</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.16</u>	<u>1</u>
<u>1683702600</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.16</u>	<u>1</u>
<u>1683730100</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.13</u>	<u>1</u>
<u>2060920800</u>	<u>Vacant</u>	<u>R15</u>	<u>R-2</u>	<u>0.30</u>	<u>2</u>
<u>2061200100</u>	<u>Vacant</u>	<u>R15</u>	<u>RD-M-Q</u>	<u>0.48</u>	<u>4</u>
<u>2061200200</u>	<u>Vacant</u>	<u>R15</u>	<u>RD-M-Q</u>	<u>0.50</u>	<u>4</u>
<u>2071012800</u>	<u>Agriculture</u>	<u>R15</u>	<u>RDM</u>	<u>14.94</u>	<u>120</u>
<u>2080104100</u>	<u>Vacant</u>	<u>OS/R4/R8/L</u>	<u>PC</u>	<u>65.8</u>	<u>308</u>
<u>2090604800</u>	<u>Residential/ Stables</u>	<u>R15</u>	<u>RDM</u>	<u>13.40</u>	<u>104</u>
<u>2152403600</u>	<u>Vacant</u>	<u>R15</u>	<u>RD-M</u>	<u>3.50</u>	<u>28</u>
<u>2231704500</u>	<u>Vacant</u>	<u>R15</u>	<u>RD-M-Q</u>	<u>0.40</u>	<u>3</u>
<u>1551016800</u>	<u>Vacant</u>	<u>R1.5</u>	<u>R-1-30000</u>	<u>0.29</u>	<u>1</u>
<u>1551702000</u>	<u>Residential</u>	<u>R23</u>	<u>R-3</u>	<u>0.22</u>	<u>2</u>
<u>1551702100</u>	<u>Residential</u>	<u>R23</u>	<u>R-3</u>	<u>0.17</u>	<u>2</u>
<u>1551702900</u>	<u>Residential</u>	<u>R15</u>	<u>R-3</u>	<u>0.32</u>	<u>2</u>
<u>1551802300</u>	<u>Residential</u>	<u>R15</u>	<u>R-3</u>	<u>0.52</u>	<u>3</u>
<u>1551901500</u>	<u>Vacant</u>	<u>R1.5</u>	<u>R-1-30000</u>	<u>1.09</u>	<u>1</u>
<u>1551901600</u>	<u>Vacant</u>	<u>R1.5</u>	<u>R-1-30000</u>	<u>0.39</u>	<u>1</u>
<u>1552210500</u>	<u>Vacant</u>	<u>R4</u>	<u>R-1-10000</u>	<u>0.55</u>	<u>2</u>
<u>1552231800</u>	<u>Residential</u>	<u>R15</u>	<u>R-3</u>	<u>0.73</u>	<u>5</u>
<u>1552511800</u>	<u>Residential</u>	<u>R15</u>	<u>R-3</u>	<u>0.26</u>	<u>1</u>
<u>1552511900</u>	<u>Residential</u>	<u>R15</u>	<u>R-3</u>	<u>0.28</u>	<u>1</u>
<u>1552512000</u>	<u>Residential</u>	<u>R15</u>	<u>R-3</u>	<u>0.23</u>	<u>2</u>
<u>1552512100</u>	<u>Residential</u>	<u>R15</u>	<u>R-3</u>	<u>0.23</u>	<u>1</u>
<u>1552512200</u>	<u>Residential</u>	<u>R15</u>	<u>R-3</u>	<u>0.22</u>	<u>1</u>
<u>1552711500</u>	<u>Residential</u>	<u>R15</u>	<u>R-3</u>	<u>0.20</u>	<u>1</u>
<u>1552711700</u>	<u>Residential</u>	<u>R15</u>	<u>R-3</u>	<u>0.31</u>	<u>1</u>
<u>1552711900</u>	<u>Residential</u>	<u>R15</u>	<u>R-3</u>	<u>0.28</u>	<u>1</u>
<u>1552712000</u>	<u>Residential</u>	<u>R15</u>	<u>R-3</u>	<u>0.28</u>	<u>1</u>
<u>1552712100</u>	<u>Vacant</u>	<u>R15</u>	<u>R-3</u>	<u>0.16</u>	<u>1</u>
<u>1552712800</u>	<u>Residential</u>	<u>R15</u>	<u>R-3</u>	<u>0.24</u>	<u>1</u>
<u>1560511800</u>	<u>Vacant</u>	<u>R4/OS</u>	<u>R-1</u>	<u>1.04</u>	<u>3</u>
<u>1560511900</u>	<u>Vacant</u>	<u>R4/OS</u>	<u>R-1</u>	<u>1.90</u>	<u>6</u>
<u>1560512200</u>	<u>Residential</u>	<u>R4</u>	<u>R-1</u>	<u>1.14</u>	<u>2</u>

Table B-4: Vacant and Underutilized Sites for Above Moderate Income Households

APN	Existing Use	General Plan Designation	Zoning District	Site Size (Acres)	Capacity (Above Moderate Income)
1560512300	Vacant	R4	R-1	2.03	6
1560521200	Vacant	R4	R-1	0.17	1
1560524700	Vacant	R4	R-1	0.17	1
1560904100	Vacant	R8	RD-M	2.69	11
1561108300	Vacant	R4	R-1	0.24	1
1561108400	Vacant	R4	R-1	0.27	1
1561301800	Residential	R4	R-1	0.48	1
1561302600	Vacant	R4	R-1	0.51	2
1561303200	Vacant	R4	R-1	0.14	1
1561420300	Residential	R4	R-1	1.14	1
1561420800	Residential	R4	R-1	0.49	1
1561424800	Vacant	R4	R-1	0.29	1
1561425100	Vacant	R4	R-1	0.20	1
1561425400	Vacant	R4	R-1	0.20	1
1561425600	Vacant	R4	R-1	0.65	2
1561521000	Residential	R4	R-1-9500	0.48	1
1561521200	Residential	R4	R-1-9500	0.47	1
1561521300	Residential	R4	R-1-9500	0.71	1
1561522900	Vacant	R4	R-1-9500	0.28	1
1561523700	Vacant	R4	R-1-9500	0.17	1
1561901100	Vacant	R4	R-1-10000	0.51	2
1561901800	Residential	R4	R-1-10000	0.71	1
1561902400	Vacant	R4	R-1	0.15	1
1561903200	Residential	R4	R-1	0.68	1
1561903400	Garage	R4	R-1-10000	0.28	1
1562000100	Vacant	R4	R-1	0.29	1
1562000200	Vacant	R4	R-1	0.30	1
1562001300	Residential	R4	R-1-10000	0.54	1
1562002900	Vacant	R4	R-1-10000	0.20	1
1562003100	Vacant	R4	R-1-10000	0.22	1
1562003200	Vacant	R4	R-1-10000	0.21	1
1562120400	Vacant	R4	R-1	1.90	6
1562120500	Vacant	R4	R-1	1.72	6
1562121100	Residential	R4	R-1-10000	1.58	4
1562122500	Vacant	R4	R-1	0.18	1
1562200200	Residential	R4	R-1-9500	3.08	9
1562313600	Vacant	R4	R-1	0.19	1
1562314100	Residential	R4	R-1	0.49	1

Table B-4: Vacant and Underutilized Sites for Above Moderate Income Households

APN	Existing Use	General Plan Designation	Zoning District	Site Size (Acres)	Capacity (Above Moderate Income)
<u>1562314800</u>	<u>Vacant</u>	<u>R4</u>	<u>R-1</u>	<u>0.20</u>	<u>1</u>
<u>1562317000</u>	<u>Vacant</u>	<u>R4</u>	<u>R-1</u>	<u>0.18</u>	<u>1</u>
<u>1562706200</u>	<u>Residential</u>	<u>R4</u>	<u>R-1</u>	<u>0.56</u>	<u>1</u>
<u>1563500100</u>	<u>Vacant</u>	<u>R4/OS</u>	<u>R-1</u>	<u>0.30</u>	<u>1</u>
<u>1563510100</u>	<u>Vacant</u>	<u>R4/OS</u>	<u>R-1</u>	<u>0.90</u>	<u>3</u>
<u>1563510300</u>	<u>Vacant</u>	<u>R4</u>	<u>R-1</u>	<u>0.60</u>	<u>2</u>
<u>1563510700</u>	<u>Residential</u>	<u>R4</u>	<u>R-1</u>	<u>1.20</u>	<u>3</u>
<u>1563510800</u>	<u>Vacant</u>	<u>R4</u>	<u>R-1</u>	<u>3.48</u>	<u>11</u>
<u>1563511300</u>	<u>Residential</u>	<u>R4</u>	<u>R-1</u>	<u>1.03</u>	<u>2</u>
<u>1563511900</u>	<u>Vacant</u>	<u>R4</u>	<u>R-1</u>	<u>0.37</u>	<u>1</u>
<u>1670307300</u>	<u>Driving Range</u>	<u>R8/OS</u>	<u>R-1-10000</u>	<u>6.00</u>	<u>24</u>
<u>1670520600</u>	<u>Residential</u>	<u>R4</u>	<u>R-A-10000</u>	<u>0.64</u>	<u>1</u>
<u>1670531900</u>	<u>Vacant</u>	<u>R4</u>	<u>R-A-10000</u>	<u>0.12</u>	<u>1</u>
<u>1670532000</u>	<u>Vacant</u>	<u>R4</u>	<u>R-A-10000</u>	<u>0.39</u>	<u>1</u>
<u>1670701200</u>	<u>Vacant</u>	<u>R4</u>	<u>R-A-10000</u>	<u>0.26</u>	<u>1</u>
<u>1670703100</u>	<u>Residential</u>	<u>R4</u>	<u>R-A-10000</u>	<u>0.69</u>	<u>1</u>
<u>1670803300</u>	<u>Vacant</u>	<u>R4</u>	<u>R-1-10000</u>	<u>0.45</u>	<u>1</u>
<u>1670803400</u>	<u>Vacant</u>	<u>R4</u>	<u>R-1-10000</u>	<u>0.47</u>	<u>1</u>
<u>1670803500</u>	<u>Vacant</u>	<u>R4</u>	<u>R-1-10000</u>	<u>0.52</u>	<u>2</u>
<u>1670803600</u>	<u>Vacant</u>	<u>R4</u>	<u>R-1-10000</u>	<u>0.54</u>	<u>2</u>
<u>1670804100</u>	<u>Vacant</u>	<u>R4</u>	<u>R-1-10000</u>	<u>1.00</u>	<u>3</u>
<u>1670804200</u>	<u>Vacant</u>	<u>R4</u>	<u>R-1-10000</u>	<u>0.44</u>	<u>1</u>
<u>1670804600</u>	<u>Vacant</u>	<u>R4</u>	<u>R-1-10000</u>	<u>0.17</u>	<u>1</u>
<u>1671120500</u>	<u>Residential</u>	<u>R4</u>	<u>R-A-10000</u>	<u>1.08</u>	<u>2</u>
<u>1671241000</u>	<u>Vacant</u>	<u>R4</u>	<u>R-A-10000</u>	<u>0.28</u>	<u>1</u>
<u>1672302400</u>	<u>Vacant</u>	<u>R4</u>	<u>P-C</u>	<u>0.70</u>	<u>2</u>
<u>1672302500</u>	<u>Vacant</u>	<u>R4</u>	<u>P-C</u>	<u>0.85</u>	<u>3</u>
<u>1672500600</u>	<u>Vacant</u>	<u>R4/R15</u>	<u>R-A-10000</u>	<u>0.30</u>	<u>1</u>
<u>1675705100</u>	<u>Residential</u>	<u>R8</u>	<u>RD-M-Q</u>	<u>0.60</u>	<u>1</u>
<u>1675805100</u>	<u>Vacant</u>	<u>R4</u>	<u>R-A-10000</u>	<u>0.37</u>	<u>1</u>
<u>1680505700</u>	<u>Vacant</u>	<u>R4/OS</u>	<u>OS/R-1-0.5Q</u>	<u>13.50</u>	<u>43</u>
<u>1683700100</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.14</u>	<u>1</u>
<u>1683700200</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.14</u>	<u>1</u>
<u>1683700500</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.12</u>	<u>1</u>
<u>1683700600</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.13</u>	<u>1</u>
<u>1683700700</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.13</u>	<u>1</u>
<u>1683700800</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.12</u>	<u>1</u>
<u>1683700900</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.12</u>	<u>1</u>

Table B-4: Vacant and Underutilized Sites for Above Moderate Income Households

APN	Existing Use	General Plan Designation	Zoning District	Site Size (Acres)	Capacity (Above Moderate Income)
<u>1683701000</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.11</u>	<u>1</u>
<u>1683701100</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.11</u>	<u>1</u>
<u>1683701200</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.11</u>	<u>1</u>
<u>1683701300</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.12</u>	<u>1</u>
<u>1683701400</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.13</u>	<u>1</u>
<u>1683701500</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.13</u>	<u>1</u>
<u>1683701600</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.13</u>	<u>1</u>
<u>1683701700</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.11</u>	<u>1</u>
<u>1683701800</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.11</u>	<u>1</u>
<u>1683701900</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.12</u>	<u>1</u>
<u>1683702100</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.16</u>	<u>1</u>
<u>1683702200</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.16</u>	<u>1</u>
<u>1683702300</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.20</u>	<u>1</u>
<u>1683702400</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.20</u>	<u>1</u>
<u>1683702700</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.15</u>	<u>1</u>
<u>1683702800</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.15</u>	<u>1</u>
<u>1683704900</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.11</u>	<u>1</u>
<u>1683705000</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.11</u>	<u>1</u>
<u>1683705100</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.11</u>	<u>1</u>
<u>1683705200</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.11</u>	<u>1</u>
<u>1683705300</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.15</u>	<u>1</u>
<u>1683705400</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.11</u>	<u>1</u>
<u>1683705500</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.16</u>	<u>1</u>
<u>1683705600</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.14</u>	<u>1</u>
<u>1683705700</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.14</u>	<u>1</u>
<u>1683705800</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.14</u>	<u>1</u>
<u>1683705900</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.12</u>	<u>1</u>
<u>1683706000</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.12</u>	<u>1</u>
<u>1683706100</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.11</u>	<u>1</u>
<u>1683706200</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.11</u>	<u>1</u>
<u>1683706300</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.11</u>	<u>1</u>
<u>1683706400</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.11</u>	<u>1</u>
<u>1683706500</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.11</u>	<u>1</u>
<u>1683706600</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.12</u>	<u>1</u>
<u>1683707700</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.15</u>	<u>1</u>
<u>1683707800</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.14</u>	<u>1</u>
<u>1683707900</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.14</u>	<u>1</u>
<u>1683708000</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.14</u>	<u>1</u>

Table B-4: Vacant and Underutilized Sites for Above Moderate Income Households

APN	Existing Use	General Plan Designation	Zoning District	Site Size (Acres)	Capacity (Above Moderate Income)
<u>1683708100</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.16</u>	<u>1</u>
<u>1683708200</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.31</u>	<u>1</u>
<u>1683710100</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.14</u>	<u>1</u>
<u>1683710200</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.14</u>	<u>1</u>
<u>1683710300</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.13</u>	<u>1</u>
<u>1683710400</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.11</u>	<u>1</u>
<u>1683710500</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.12</u>	<u>1</u>
<u>1683710600</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.18</u>	<u>1</u>
<u>1683710700</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.20</u>	<u>1</u>
<u>1683710800</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.17</u>	<u>1</u>
<u>1683710900</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.16</u>	<u>1</u>
<u>1683711000</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.16</u>	<u>1</u>
<u>1683711100</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.16</u>	<u>1</u>
<u>1683711200</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.16</u>	<u>1</u>
<u>1683711300</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.18</u>	<u>1</u>
<u>1683711400</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.13</u>	<u>1</u>
<u>1683711500</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.13</u>	<u>1</u>
<u>1683711600</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.12</u>	<u>1</u>
<u>1683711700</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.11</u>	<u>1</u>
<u>1683711800</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.12</u>	<u>1</u>
<u>1683711900</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.13</u>	<u>1</u>
<u>1683712000</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.12</u>	<u>1</u>
<u>1683712100</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.12</u>	<u>1</u>
<u>1683712200</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.13</u>	<u>1</u>
<u>1683712300</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.13</u>	<u>1</u>
<u>1683712400</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.13</u>	<u>1</u>
<u>1683712500</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.14</u>	<u>1</u>
<u>1683712600</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.14</u>	<u>1</u>
<u>1683712700</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.12</u>	<u>1</u>
<u>1683712800</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.13</u>	<u>1</u>
<u>1683712900</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.15</u>	<u>1</u>
<u>1683713000</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.17</u>	<u>1</u>
<u>1683713100</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.22</u>	<u>1</u>
<u>1683713200</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.12</u>	<u>1</u>
<u>1683713300</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.12</u>	<u>1</u>
<u>1683713400</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.12</u>	<u>1</u>
<u>1683713500</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.15</u>	<u>1</u>
<u>1683713600</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.13</u>	<u>1</u>

Table B-4: Vacant and Underutilized Sites for Above Moderate Income Households

APN	Existing Use	General Plan Designation	Zoning District	Site Size (Acres)	Capacity (Above Moderate Income)
<u>1683713700</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.12</u>	<u>1</u>
<u>1683713800</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.12</u>	<u>1</u>
<u>1683713900</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.13</u>	<u>1</u>
<u>1683714000</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.13</u>	<u>1</u>
<u>1683714400</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.14</u>	<u>1</u>
<u>1683714500</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.12</u>	<u>1</u>
<u>1683714600</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.12</u>	<u>1</u>
<u>1683714700</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.15</u>	<u>1</u>
<u>1683714800</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.12</u>	<u>1</u>
<u>1683714900</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.11</u>	<u>1</u>
<u>1683715000</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.11</u>	<u>1</u>
<u>1683715400</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.16</u>	<u>1</u>
<u>1683715500</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.13</u>	<u>1</u>
<u>1683717000</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.75</u>	<u>3</u>
<u>1683717100</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.23</u>	<u>1</u>
<u>1683720700</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.14</u>	<u>1</u>
<u>1683721100</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.17</u>	<u>1</u>
<u>1683721200</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.15</u>	<u>1</u>
<u>1683721300</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.13</u>	<u>1</u>
<u>1683721400</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.13</u>	<u>1</u>
<u>1683721500</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.13</u>	<u>1</u>
<u>1683721600</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.13</u>	<u>1</u>
<u>1683721700</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.12</u>	<u>1</u>
<u>1683721800</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.12</u>	<u>1</u>
<u>1683721900</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.12</u>	<u>1</u>
<u>1683722000</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.12</u>	<u>1</u>
<u>1683722100</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.18</u>	<u>1</u>
<u>1683722200</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.12</u>	<u>1</u>
<u>1683722300</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.11</u>	<u>1</u>
<u>1683722400</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.11</u>	<u>1</u>
<u>1683722500</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.11</u>	<u>1</u>
<u>1683722600</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.11</u>	<u>1</u>
<u>1683722700</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.11</u>	<u>1</u>
<u>1683722800</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.12</u>	<u>1</u>
<u>1683722900</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.12</u>	<u>1</u>
<u>1683723000</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.11</u>	<u>1</u>
<u>1683725100</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.15</u>	<u>1</u>
<u>1683725200</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.16</u>	<u>1</u>

Table B-4: Vacant and Underutilized Sites for Above Moderate Income Households

APN	Existing Use	General Plan Designation	Zoning District	Site Size (Acres)	Capacity (Above Moderate Income)
<u>1683725300</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.17</u>	<u>1</u>
<u>1683725400</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.15</u>	<u>1</u>
<u>1683725500</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.15</u>	<u>1</u>
<u>1683725600</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.15</u>	<u>1</u>
<u>1683725700</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.15</u>	<u>1</u>
<u>1683725800</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.15</u>	<u>1</u>
<u>1683725900</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.14</u>	<u>1</u>
<u>1683726000</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.14</u>	<u>1</u>
<u>1683726100</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.14</u>	<u>1</u>
<u>1683726200</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.14</u>	<u>1</u>
<u>1683730200</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.12</u>	<u>1</u>
<u>1683730300</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.13</u>	<u>1</u>
<u>1683730400</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.11</u>	<u>1</u>
<u>1683730500</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.12</u>	<u>1</u>
<u>1683730600</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.12</u>	<u>1</u>
<u>1683730700</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.12</u>	<u>1</u>
<u>1683730800</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.14</u>	<u>1</u>
<u>1683733100</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.12</u>	<u>1</u>
<u>1683733200</u>	<u>Vacant</u>	<u>R8</u>	<u>P-C</u>	<u>0.11</u>	<u>1</u>
<u>2030210300</u>	<u>Residential</u>	<u>R15</u>	<u>R-3</u>	<u>0.25</u>	<u>1</u>
<u>2031302500</u>	<u>Residential</u>	<u>R15/O</u>	<u>R-3</u>	<u>0.20</u>	<u>1</u>
<u>2031302600</u>	<u>Residential</u>	<u>R15/O</u>	<u>R-3</u>	<u>0.21</u>	<u>1</u>
<u>2031440300</u>	<u>Hotel</u>	<u>R15</u>	<u>R-3</u>	<u>0.62</u>	<u>5</u>
<u>2032020300</u>	<u>Parking Lot</u>	<u>R15</u>	<u>R-3</u>	<u>0.40</u>	<u>3</u>
<u>2040310100</u>	<u>Vacant</u>	<u>R30</u>	<u>RDM</u>	<u>0.10</u>	<u>2</u>
<u>2040310200</u>	<u>Vacant</u>	<u>R30</u>	<u>RDM</u>	<u>0.09</u>	<u>2</u>
<u>2040321000</u>	<u>Residential</u>	<u>R30</u>	<u>RDM</u>	<u>0.15</u>	<u>1</u>
<u>2040701500</u>	<u>Residential</u>	<u>R30</u>	<u>RDM</u>	<u>0.14</u>	<u>2</u>
<u>2040840400</u>	<u>Residential</u>	<u>R30</u>	<u>RDM</u>	<u>0.15</u>	<u>1</u>
<u>2041101200</u>	<u>Vacant</u>	<u>R30</u>	<u>RDM</u>	<u>0.14</u>	<u>3</u>
<u>2041103200</u>	<u>Residential</u>	<u>R30</u>	<u>RDM</u>	<u>0.13</u>	<u>2</u>
<u>2041111000</u>	<u>Residential</u>	<u>R30</u>	<u>RDM</u>	<u>0.14</u>	<u>2</u>
<u>2041111100</u>	<u>Residential</u>	<u>R30</u>	<u>RDM</u>	<u>0.14</u>	<u>2</u>
<u>2041111200</u>	<u>Residential</u>	<u>R30</u>	<u>RDM</u>	<u>0.14</u>	<u>2</u>
<u>2041711000</u>	<u>Vacant</u>	<u>R15</u>	<u>RDM</u>	<u>0.08</u>	<u>1</u>
<u>2041712300</u>	<u>Residential</u>	<u>R15</u>	<u>RDM</u>	<u>0.24</u>	<u>1</u>
<u>2041720400</u>	<u>Vacant</u>	<u>R15</u>	<u>RDM</u>	<u>0.08</u>	<u>1</u>
<u>2041721400</u>	<u>Residential</u>	<u>R15</u>	<u>RDM</u>	<u>0.33</u>	<u>2</u>

Table B-4: Vacant and Underutilized Sites for Above Moderate Income Households

APN	Existing Use	General Plan Designation	Zoning District	Site Size (Acres)	Capacity (Above Moderate Income)
2041722700	Residential	R15	RDM	0.20	1
2041722800	Residential	R15	RDM	0.21	1
2041910800	Residential	R30	RDM	0.14	1
2041921000	Residential	R30	RDM	0.09	1
2042100300	Residential	R15	RDM	0.45	3
2042100400	Residential	R15	RDM	0.19	1
2042101100	Residential	R15	RDM	0.22	1
2042101200	Residential	R15	RDM	0.19	1
2042910300	Residential	R30	RDM	0.14	1
2042910400	Residential	R30	RDM	0.15	1
2042910500	Residential	R30	RDM	0.15	1
2042910700	Residential	R30	RDM	0.15	1
2042910800	Residential	R30	RDM	0.15	1
2042912800	Residential	R30	RDM	0.14	2
2042912900	Residential	R30	RDM	0.15	1
2050200300	Residential	R4/R8	R-1	0.41	1
2050200400	Residential	R4/R8	R-1	0.43	1
2050201800	Residential	R4	R-1	0.53	1
2050202700	Residential	R8	R-1	0.63	2
2050202900	Residential	R8	RD-M-Q	0.42	1
2050203200	Residential	R8	RD-M-Q	0.46	1
2050203300	Residential	R8	RD-M-Q	0.44	1
2050204300	Vacant	R4/R8	R-1	0.24	2
2050520800	Residential	R4	R-1	0.56	1
2050604200	Vacant	R4	R-1	0.26	1
2050607800	Vacant	R4	R-1-10000	0.35	1
2051122300	Residential	R4	R-1	0.49	1
2051124600	Vacant	R4	R-1	0.19	1
2051201800	Residential	R4	R-1	1.02	2
2051302100	Residential	R4	R-1	0.74	1
2051601600	Vacant	R4	R-1-10000	0.20	1
2051900600	Residential	R4	R-1	0.47	1
2052102100	Vacant	R4	R-1	0.55	2
2052102200	Residential	R4	R-1	0.47	1
2052103000	Residential	R4	R-1	0.91	2
2052103100	Vacant	R4	R-1	0.45	1
2052107100	Vacant	R4	R-1-10000	0.28	1
2052109600	Vacant	R4	R-1	0.22	1

Table B-4: Vacant and Underutilized Sites for Above Moderate Income Households

APN	Existing Use	General Plan Designation	Zoning District	Site Size (Acres)	Capacity (Above Moderate Income)
<u>2052200700</u>	<u>Residential</u>	<u>R4</u>	<u>R-1</u>	<u>0.50</u>	<u>1</u>
<u>2052201500</u>	<u>Residential</u>	<u>R4</u>	<u>R-1</u>	<u>0.66</u>	<u>1</u>
<u>2052201600</u>	<u>Vacant</u>	<u>R4</u>	<u>R-1</u>	<u>0.67</u>	<u>2</u>
<u>2052209300</u>	<u>Residential</u>	<u>R4</u>	<u>R-1-10000</u>	<u>1.32</u>	<u>2</u>
<u>2052207300</u>	<u>Vacant</u>	<u>R4</u>	<u>R-1</u>	<u>0.16</u>	<u>1</u>
<u>2052208600</u>	<u>Vacant</u>	<u>R4</u>	<u>R-1</u>	<u>0.32</u>	<u>1</u>
<u>2052300400</u>	<u>Vacant</u>	<u>R4</u>	<u>R-1</u>	<u>0.39</u>	<u>1</u>
<u>2052301400</u>	<u>Residential</u>	<u>R4</u>	<u>R-1</u>	<u>0.72</u>	<u>1</u>
<u>2052604000</u>	<u>Vacant</u>	<u>R4</u>	<u>R-1</u>	<u>0.23</u>	<u>1</u>
<u>2052701300</u>	<u>Residential</u>	<u>R4</u>	<u>R-1</u>	<u>0.98</u>	<u>2</u>
<u>2052803200</u>	<u>Vacant</u>	<u>R4</u>	<u>R-1-10000</u>	<u>0.24</u>	<u>1</u>
<u>2052805600</u>	<u>Vacant</u>	<u>R4</u>	<u>R-1</u>	<u>0.20</u>	<u>1</u>
<u>2052807400</u>	<u>Vacant</u>	<u>R4</u>	<u>R-1</u>	<u>0.27</u>	<u>1</u>
<u>2060422800</u>	<u>Residential</u>	<u>R4</u>	<u>R-1</u>	<u>0.92</u>	<u>2</u>
<u>2060424700</u>	<u>Vacant</u>	<u>R4</u>	<u>R-1</u>	<u>0.15</u>	<u>1</u>
<u>2060801300</u>	<u>Residential</u>	<u>R15</u>	<u>RD-M</u>	<u>0.27</u>	<u>1</u>
<u>2060801500</u>	<u>Residential</u>	<u>R15</u>	<u>RD-M</u>	<u>0.39</u>	<u>2</u>
<u>2060801600</u>	<u>Residential</u>	<u>R15</u>	<u>RD-M</u>	<u>0.29</u>	<u>1</u>
<u>2060801700</u>	<u>Residential</u>	<u>R15</u>	<u>RD-M</u>	<u>0.24</u>	<u>1</u>
<u>2060910800</u>	<u>Residential</u>	<u>R15</u>	<u>R-2</u>	<u>0.35</u>	<u>2</u>
<u>2060920300</u>	<u>Residential</u>	<u>R15</u>	<u>R-2</u>	<u>0.25</u>	<u>1</u>
<u>2060920900</u>	<u>Residential</u>	<u>R15</u>	<u>R-2</u>	<u>0.64</u>	<u>4</u>
<u>2061200700</u>	<u>Residential</u>	<u>R4</u>	<u>R-1</u>	<u>0.50</u>	<u>1</u>
<u>2061201600</u>	<u>Vacant</u>	<u>R4</u>	<u>R-1-15000</u>	<u>1.43</u>	<u>4</u>
<u>2061201800</u>	<u>Vacant</u>	<u>R8</u>	<u>RD-M/R-T</u>	<u>0.34</u>	<u>1</u>
<u>2061202100</u>	<u>Residential</u>	<u>R8/TR/OS</u>	<u>RD-M/R-T</u>	<u>0.43</u>	<u>1</u>
<u>2061202300</u>	<u>Residential</u>	<u>R15</u>	<u>RD-M</u>	<u>0.36</u>	<u>2</u>
<u>2061202900</u>	<u>Boat Launch</u>	<u>TR/R8/OS</u>	<u>RD-M/R-T</u>	<u>0.30</u>	<u>1</u>
<u>2061203600</u>	<u>Boat Launch</u>	<u>R8/TR/OS</u>	<u>RD-M/R-T</u>	<u>1.45</u>	<u>6</u>
<u>2061203900</u>	<u>Residential</u>	<u>R15</u>	<u>RD-M-Q</u>	<u>0.36</u>	<u>1</u>
<u>2061204000</u>	<u>Residential</u>	<u>R15</u>	<u>RD-M-Q</u>	<u>0.46</u>	<u>3</u>
<u>2061501200</u>	<u>Residential</u>	<u>R4</u>	<u>R-1-15000</u>	<u>1.73</u>	<u>5</u>
<u>2061502600</u>	<u>Vacant</u>	<u>R4</u>	<u>R-1-15000</u>	<u>0.38</u>	<u>1</u>
<u>2061600200</u>	<u>Residential</u>	<u>R4</u>	<u>R-1-15000</u>	<u>0.75</u>	<u>1</u>
<u>2061600300</u>	<u>Residential</u>	<u>R4</u>	<u>R-1-15000</u>	<u>0.94</u>	<u>1</u>
<u>2061601000</u>	<u>Residential</u>	<u>R4</u>	<u>R-1-15000</u>	<u>0.75</u>	<u>1</u>
<u>2061601100</u>	<u>Residential</u>	<u>R4</u>	<u>R-1-15000</u>	<u>0.75</u>	<u>1</u>
<u>2061601300</u>	<u>Residential</u>	<u>R4</u>	<u>R-1-15000</u>	<u>1.30</u>	<u>3</u>

Table B-4: Vacant and Underutilized Sites for Above Moderate Income Households

APN	Existing Use	General Plan Designation	Zoning District	Site Size (Acres)	Capacity (Above Moderate Income)
2061710300	Vacant	R4	R-1-15000	0.85	3
2061710800	Vacant	R4	R-1-15000	0.38	1
2061710900	Vacant	R4	R-1-15000	0.51	1
2061720100	Vacant	R4	R-1-15000	0.66	2
2061720200	Vacant	R4	R-1-15000	0.49	1
2061720300	Vacant	R4	R-1-15000	0.40	1
2061720400	Vacant	R4	R-1-15000	0.30	1
2061720500	Vacant	R4	R-1-15000	1.30	4
2061720600	Vacant	R4	R-1-15000	2.00	6
2061720700	Vacant	R4	R-1-15000	1.40	4
2061803200	Vacant	R4	R-1-15000	1.15	4
2061804000	Vacant	R4	R-1-15000	0.35	1
2061804100	Vacant	R4	R-1-15000	0.42	1
2061805000	Vacant	R4	R-1-15000	0.46	1
2061805100	Vacant	R4	R-1-15000	0.46	1
2061920700	Vacant	R4	R-1-15000	0.80	2
2061921400	Vacant	R4	R-1-15000	0.76	2
2061923100	Vacant	R4	R-1-15000	0.28	1
2061923800	Vacant	R4	R-1-15000	0.30	1
2061924100	Vacant	R4	R-1-15000	0.30	1
2061924500	Vacant	R4	R-1-15000	0.50	1
2061924800	Vacant	R4	R-1-15000	0.63	1
2061924900	Vacant	R4	R-1-15000	0.42	1
2062000100	Vacant	R4/OS	R-1-15000	0.30	1
2062000300	Vacant	R4	R-1-15000	0.38	1
2062000400	Vacant	R4	R-1-15000	0.41	1
2070210300	Residential	R4	R-1	0.53	1
2070210400	Residential	R4	R-1	0.47	1
2070215400	Residential	R4	R-1	0.49	1
2070221100	Vacant	R4	R-1	0.26	1
2070226500	Vacant	R4	R-1	0.25	1
2070226700	Vacant	R4	R-1	0.26	1
2070615400	Vacant	R4	R-1-15000	0.34	1
2070634800	Vacant	R4	R-1-15000	0.34	1
2070730600	Vacant	R4	R-1-15000	0.35	1
2070730900	Residential	R8	R-A-10000	0.55	1
2070840600	Residential	R4	R-1-15000	0.47	1
2070901900	Residential	R4	R-1-10000	1.00	2

Table B-4: Vacant and Underutilized Sites for Above Moderate Income Households

APN	Existing Use	General Plan Designation	Zoning District	Site Size (Acres)	Capacity (Above Moderate Income)
<u>2070902000</u>	<u>Vacant</u>	<u>R4/OS</u>	<u>R-1-10000</u>	<u>0.77</u>	<u>2</u>
<u>2071004800</u>	<u>Vacant</u>	<u>R4/OS</u>	<u>R-1-8000/OS</u>	<u>2.66</u>	<u>9</u>
<u>2071010900</u>	<u>Vacant</u>	<u>R4</u>	<u>R-A-10000</u>	<u>1.45</u>	<u>5</u>
<u>2071204000</u>	<u>Residential</u>	<u>R4</u>	<u>R-1</u>	<u>0.53</u>	<u>1</u>
<u>2071206800</u>	<u>Vacant</u>	<u>R4</u>	<u>R-1</u>	<u>0.18</u>	<u>1</u>
<u>2071207000</u>	<u>Vacant</u>	<u>R4</u>	<u>R-1</u>	<u>0.26</u>	<u>1</u>
<u>2071207100</u>	<u>Vacant</u>	<u>R4</u>	<u>R-1</u>	<u>0.26</u>	<u>1</u>
<u>2071207300</u>	<u>Vacant</u>	<u>R4</u>	<u>R-1</u>	<u>0.18</u>	<u>1</u>
<u>2071307300</u>	<u>Residential</u>	<u>R4</u>	<u>R-1-10000/R-1-7500</u>	<u>1.05</u>	<u>2</u>
<u>2071500100</u>	<u>Vacant</u>	<u>R23</u>	<u>R-W</u>	<u>0.13</u>	<u>2</u>
<u>2071500200</u>	<u>Vacant</u>	<u>R23</u>	<u>R-W</u>	<u>0.10</u>	<u>2</u>
<u>2071500300</u>	<u>Vacant</u>	<u>R23</u>	<u>R-W</u>	<u>0.11</u>	<u>2</u>
<u>2071501500</u>	<u>Vacant</u>	<u>R23</u>	<u>R-W</u>	<u>0.11</u>	<u>2</u>
<u>2071505700</u>	<u>Vacant</u>	<u>R4</u>	<u>R-1-15000</u>	<u>0.16</u>	<u>1</u>
<u>2071507300</u>	<u>Vacant</u>	<u>R23</u>	<u>R-W</u>	<u>0.11</u>	<u>2</u>
<u>2071800800</u>	<u>Vacant</u>	<u>R4</u>	<u>R-1-15000</u>	<u>0.40</u>	<u>1</u>
<u>2071800900</u>	<u>Vacant</u>	<u>R4</u>	<u>R-1-15000</u>	<u>0.53</u>	<u>2</u>
<u>2071801000</u>	<u>Vacant</u>	<u>R4</u>	<u>R-1-15000</u>	<u>0.18</u>	<u>1</u>
<u>2071801200</u>	<u>Vacant</u>	<u>R4</u>	<u>R-1-15000</u>	<u>0.43</u>	<u>1</u>
<u>2072607700</u>	<u>Vacant</u>	<u>R4</u>	<u>R-1</u>	<u>0.18</u>	<u>1</u>
<u>2073852000</u>	<u>Vacant</u>	<u>R4</u>	<u>R-A-10000</u>	<u>0.18</u>	<u>1</u>
<u>2080401200</u>	<u>Vacant</u>	<u>R4</u>	<u>R-A-10000</u>	<u>0.91</u>	<u>3</u>
<u>2080401500</u>	<u>Vacant</u>	<u>R4</u>	<u>R-A-10000</u>	<u>0.81</u>	<u>3</u>
<u>2081840900</u>	<u>Vacant</u>	<u>R8</u>	<u>RD-M-Q</u>	<u>1.69</u>	<u>7</u>
<u>2090402700</u>	<u>Vacant</u>	<u>R4</u>	<u>R-A-2.5</u>	<u>3.30</u>	<u>2</u>
<u>2090602300</u>	<u>Residential</u>	<u>R4/OS</u>	<u>L-C</u>	<u>3.20</u>	<u>9</u>
<u>2090606100</u>	<u>Vacant</u>	<u>R4/OS</u>	<u>R-1-0.5-Q/OS</u>	<u>16.62</u>	<u>19</u>
<u>2090606500</u>	<u>Vacant</u>	<u>R4/OS</u>	<u>L-C</u>	<u>7.00</u>	<u>22</u>
<u>2090606800</u>	<u>Vacant</u>	<u>R4/OS</u>	<u>L-C</u>	<u>1.50</u>	<u>5</u>
<u>2090700300</u>	<u>Vacant</u>	<u>R1.5</u>	<u>R-A-10000</u>	<u>3.84</u>	<u>4</u>
<u>2090700700</u>	<u>Vacant</u>	<u>R1.5/OS</u>	<u>R-E</u>	<u>83.00</u>	<u>83</u>
<u>2090701300</u>	<u>Vacant</u>	<u>OS/R4/R15</u>	<u>R-1-0.5-Q/OS/L-C</u>	<u>32.75</u>	<u>105</u>
<u>2090701600</u>	<u>Agriculture</u>	<u>R1.5/OS</u>	<u>L-C</u>	<u>65.91</u>	<u>66</u>
<u>2100201600</u>	<u>Vacant</u>	<u>R4/OS</u>	<u>R-1</u>	<u>0.29</u>	<u>1</u>
<u>2100330900</u>	<u>Vacant</u>	<u>R4</u>	<u>R-1</u>	<u>0.13</u>	<u>1</u>
<u>2100620900</u>	<u>Vacant</u>	<u>R4</u>	<u>R-2</u>	<u>0.14</u>	<u>1</u>
<u>2101150800</u>	<u>Vacant</u>	<u>R4</u>	<u>R-1</u>	<u>0.16</u>	<u>1</u>

Table B-4: Vacant and Underutilized Sites for Above Moderate Income Households

APN	Existing Use	General Plan Designation	Zoning District	Site Size (Acres)	Capacity (Above Moderate Income)
2101150900	Vacant	R4	R-1	0.16	1
2101151900	Vacant	R4	R-1	0.16	1
2101203100	Vacant	R4/OS	R-1	0.30	1
2120100300	Vacant	R1.5/OS	R-1-30000/OS	5.47	5
2120503300	Vacant	R4	R-1	8.00	26
2130501600	Vacant	R4	E-A-Q	1.50	5
2132500600	Vacant	R4	P-C	0.52	2
2132501100	Vacant	R4	P-C	0.56	2
2132501200	Vacant	R4	P-C	0.68	2
2140210400	Vacant	R8	R-1-10000	0.11	1
2140211100	Vacant	R8	R-1-10000	0.11	1
2140220100	Vacant	R8	R-1-10000	0.10	1
2140220400	Vacant	R8	R-1-10000	0.11	1
2140230400	Vacant	R8	R-1-10000	0.13	1
2140231300	Vacant	R8	R-1-10000	0.12	1
2144731600	Vacant	R8	RD-M-Q	0.17	1
2146302000	Vacant	R4	R-1	0.49	2
2146312100	Vacant	R4	R-1	1.10	4
2150200700	Vacant	R4	L-C	16.00	51
2150400900	Vacant	R4/OS	R-1/OS	1.76	6
2150401100	Vacant	R4/OS	R-1/OS	1.13	4
2150501200	Vacant	R4/OS	L-C	4.58	15
2150502100	Vacant	R4/OS	L-C	6.60	21
2150502200	Vacant	R4/OS	L-C	5.00	16
2150504400	Vacant	R4/OS	R-1	2.50	8
2150504500	Vacant	R4/OS	R-1	2.45	8
2150504600	Vacant	R4/OS	R-1	2.00	6
2150504700	Vacant	R4/OS	R-1	3.50	11
2150510400	Residential	R4/OS	P-C	12.00	36
2150702300	Vacant	R4	L-C	0.74	2
2150703800	Vacant	R4	L-C	8.19	26
2150704300	Vacant	R4	L-C	1.76	6
2150704400	Vacant	R4	L-C	0.73	2
2150704500	Vacant	R4	L-C	2.00	6
2150705100	Vacant	R4	R-1-Q	0.19	1
2150705200	Vacant	R4	R-1-Q	0.23	1
2151303200	Vacant	R4	R-1	0.20	1
2152202400	Vacant	R4	R-1-10000	0.53	2

Table B-4: Vacant and Underutilized Sites for Above Moderate Income Households

APN	Existing Use	General Plan Designation	Zoning District	Site Size (Acres)	Capacity (Above Moderate Income)
2152205900	Vacant	R4	R-1-10000	0.66	2
2152311200	Vacant	R4	R-1-10000	0.50	2
2152320100	Vacant	R4	R-1-10000	0.31	1
2152500900	Vacant	R4	R-1	0.95	3
2152700400	Vacant	R4	R-1	0.30	1
2153004000	Vacant	R8	R-2	0.18	1
2153100500	Vacant	R8	R-2	0.25	1
2153203600	Vacant	R8	R-2	0.24	1
2153504200	Vacant	R4	R-1	0.28	1
2153504800	Vacant	R4	R-1	0.29	1
2153702800	Vacant	R4	R-1	1.80	6
2153903500	Vacant	R4	R-1/P-C	0.33	1
2154001100	Vacant	R1.5	R-1-15000	0.56	1
2154001500	Vacant	R1.5	R-1-15000	0.63	1
2154400200	Vacant	R1.5	R-1-15000	0.62	1
2154401300	Vacant	R1.5	R-1-15000	0.86	1
2154401900	Vacant	R1.5	R-1-15000	1.66	2
2154501800	Vacant	R1.5	R-1-15000	0.58	1
2154600200	Vacant	R1.5	R-1-15000	0.63	1
2154600500	Vacant	R1.5	R-1-15000	0.74	1
2154600600	Vacant	R1.5	R-1-15000	0.73	1
2154910900	Vacant	R1.5	P-C	0.77	1
2154911200	Vacant	R1.5	P-C	0.78	1
2154913600	Vacant	R1.5	P-C	0.78	1
2154913900	Residential	R1.5	P-C	2.42	1
2154915000	Vacant	R1.5	P-C	1.06	1
2154920200	Vacant	R1.5	P-C	1.40	1
2154931400	Vacant	R1.5	P-C	1.94	2
2154931500	Residential	R1.5	P-C	1.95	1
2154931800	Vacant	R1.5	P-C	0.66	1
2154942200	Vacant	R1.5	P-C	0.49	1
2156002300	Vacant	R4	P-C	0.17	1
2156002400	Vacant	R4	P-C	0.17	1
2156002500	Vacant	R4	P-C	0.18	1
2156002600	Vacant	R4	P-C	0.20	1
2156002700	Vacant	R4	P-C	0.32	1
2156100600	Vacant	R4	P-C	0.22	1
2156101100	Vacant	R4	P-C	0.23	1

Table B-4: Vacant and Underutilized Sites for Above Moderate Income Households

APN	Existing Use	General Plan Designation	Zoning District	Site Size (Acres)	Capacity (Above Moderate Income)
2156102000	Vacant	R4	P-C	0.36	1
2156102800	Vacant	R4	P-C	0.25	1
2156102900	Vacant	R4	P-C	0.24	1
2156110500	Vacant	R4	P-C	0.25	1
2156111900	Vacant	R4	P-C	0.38	1
2156112500	Vacant	R4	P-C	0.44	1
2159503900	Vacant	R4	R-1	0.27	1
2159504000	Vacant	R4	R-1	0.26	1
2159504100	Vacant	R4	R-1	0.27	1
2159504200	Vacant	R4	R-1	0.25	1
2159504300	Vacant	R4	R-1	0.23	1
2159504400	Vacant	R4	R-1	0.23	1
2159504500	Vacant	R4	R-1	0.22	1
2159504600	Vacant	R4	R-1	0.20	1
2159504700	Vacant	R4	R-1	0.26	1
2159504800	Vacant	R4	R-1	0.24	1
2159504900	Vacant	R4	R-1	0.26	1
2159505000	Vacant	R4	R-1	0.26	1
2159505100	Vacant	R4	R-1	0.22	1
2159505200	Vacant	R4	R-1	0.26	1
2159505300	Vacant	R4	R-1	0.22	1
2159505400	Vacant	R4	R-1	0.23	1
2161212200	Vacant	R8/OS	P-C	12.07	48
2161600500	Vacant	R4	R-1	0.30	1
2161601000	Vacant	R4	R-1	0.24	1
2161601800	Vacant	R4	R-1	0.30	1
2161602300	Vacant	R4	R-1	0.44	1
2161900100	Vacant	R4	R-1	0.21	1
2161902000	Vacant	R8	R-2	0.30	1
2161902100	Vacant	R8	R-2	0.29	1
2161902200	Vacant	R8	R-2	0.26	1
2161903900	Vacant	R8	R-2	0.26	1
2162201000	Vacant	R4	R-1	0.22	1
2162306200	Vacant	R4	R-1	0.27	1
2162401800	Vacant	R8	R-2	0.31	1
2162506300	Vacant	R4	R-1	0.35	1
2162801200	Vacant	R4	R-1	0.24	1
2162801900	Vacant	R4	R-1	0.26	1

Table B-4: Vacant and Underutilized Sites for Above Moderate Income Households

APN	Existing Use	General Plan Designation	Zoning District	Site Size (Acres)	Capacity (Above Moderate Income)
<u>2163600900</u>	<u>Vacant</u>	<u>R4</u>	<u>R-1</u>	<u>0.30</u>	<u>1</u>
<u>2165930900</u>	<u>Vacant</u>	<u>R4</u>	<u>P-C</u>	<u>0.89</u>	<u>3</u>
<u>2230507100</u>	<u>Vacant</u>	<u>R8/OS</u>	<u>P-C</u>	<u>5.2</u>	<u>32</u>
<u>2230507400</u>	<u>Vacant</u>	<u>L/R4/OS</u>	<u>P-C</u>	<u>20</u>	<u>63</u>
<u>2230610200</u>	<u>Vacant</u>	<u>R4/OS</u>	<u>R-1-10000/OS</u>	<u>25.84</u>	<u>56</u>
<u>2231200100</u>	<u>Vacant</u>	<u>R4</u>	<u>R-1</u>	<u>0.24</u>	<u>1</u>
<u>2231200200</u>	<u>Vacant</u>	<u>R4</u>	<u>R-1</u>	<u>0.25</u>	<u>1</u>
<u>2231200300</u>	<u>Vacant</u>	<u>R4</u>	<u>R-1</u>	<u>0.25</u>	<u>1</u>
<u>2231305000</u>	<u>Vacant</u>	<u>R4</u>	<u>R-1</u>	<u>0.23</u>	<u>1</u>
<u>2231701800</u>	<u>Residential</u>	<u>R15</u>	<u>RD-M-Q</u>	<u>0.77</u>	<u>8</u>
<u>2232500700</u>	<u>Vacant</u>	<u>R4</u>	<u>P-C</u>	<u>0.60</u>	<u>2</u>
<u>2232501200</u>	<u>Vacant</u>	<u>R4</u>	<u>P-C</u>	<u>0.75</u>	<u>2</u>
<u>2232501400</u>	<u>Vacant</u>	<u>R4</u>	<u>P-C</u>	<u>0.75</u>	<u>2</u>
<u>2232601100</u>	<u>Vacant</u>	<u>R4</u>	<u>P-C</u>	<u>0.96</u>	<u>3</u>
<u>2237921800</u>	<u>Vacant</u>	<u>R4</u>	<u>P-C</u>	<u>0.21</u>	<u>1</u>
<u>2237922000</u>	<u>Vacant</u>	<u>R1.5</u>	<u>P-C</u>	<u>0.33</u>	<u>1</u>
<u>2238300100</u>	<u>Vacant</u>	<u>R4</u>	<u>P-C</u>	<u>0.15</u>	<u>1</u>
<u>2238300200</u>	<u>Vacant</u>	<u>R4</u>	<u>P-C</u>	<u>0.15</u>	<u>1</u>
<u>2238300300</u>	<u>Vacant</u>	<u>R4</u>	<u>P-C</u>	<u>0.17</u>	<u>1</u>
<u>2238300700</u>	<u>Vacant</u>	<u>R4</u>	<u>P-C</u>	<u>0.16</u>	<u>1</u>
<u>2238300800</u>	<u>Vacant</u>	<u>R4</u>	<u>P-C</u>	<u>0.15</u>	<u>1</u>
<u>2238300900</u>	<u>Vacant</u>	<u>R4</u>	<u>P-C</u>	<u>0.16</u>	<u>1</u>
<u>2238301000</u>	<u>Vacant</u>	<u>R4</u>	<u>P-C</u>	<u>0.16</u>	<u>1</u>
<u>2238301100</u>	<u>Vacant</u>	<u>R4</u>	<u>P-C</u>	<u>0.16</u>	<u>1</u>
<u>2238301200</u>	<u>Vacant</u>	<u>R4</u>	<u>P-C</u>	<u>0.14</u>	<u>1</u>
<u>2238301300</u>	<u>Vacant</u>	<u>R4</u>	<u>P-C</u>	<u>0.14</u>	<u>1</u>
<u>2238301400</u>	<u>Vacant</u>	<u>R4</u>	<u>P-C</u>	<u>0.27</u>	<u>1</u>
<u>2238301500</u>	<u>Vacant</u>	<u>R4</u>	<u>P-C</u>	<u>0.17</u>	<u>1</u>
<u>2238301600</u>	<u>Vacant</u>	<u>R4</u>	<u>P-C</u>	<u>0.16</u>	<u>1</u>
<u>2238301700</u>	<u>Vacant</u>	<u>R4</u>	<u>P-C</u>	<u>0.16</u>	<u>1</u>
<u>2238301800</u>	<u>Vacant</u>	<u>R4</u>	<u>P-C</u>	<u>0.18</u>	<u>1</u>
<u>2238301900</u>	<u>Vacant</u>	<u>R4</u>	<u>P-C</u>	<u>0.17</u>	<u>1</u>
<u>2238302300</u>	<u>Vacant</u>	<u>R4</u>	<u>P-C</u>	<u>0.17</u>	<u>1</u>
<u>2238302400</u>	<u>Vacant</u>	<u>R4</u>	<u>P-C</u>	<u>0.16</u>	<u>1</u>
<u>2238302500</u>	<u>Vacant</u>	<u>R4</u>	<u>P-C</u>	<u>0.23</u>	<u>1</u>
<u>2238302900</u>	<u>Vacant</u>	<u>R4</u>	<u>P-C</u>	<u>0.13</u>	<u>1</u>
<u>2238303000</u>	<u>Vacant</u>	<u>R4</u>	<u>P-C</u>	<u>0.13</u>	<u>1</u>
<u>2238303400</u>	<u>Vacant</u>	<u>R4</u>	<u>P-C</u>	<u>0.14</u>	<u>1</u>

Table B-4: Vacant and Underutilized Sites for Above Moderate Income Households

APN	Existing Use	General Plan Designation	Zoning District	Site Size (Acres)	Capacity (Above Moderate Income)
<u>2238303500</u>	<u>Vacant</u>	<u>R4</u>	<u>P-C</u>	<u>0.12</u>	<u>1</u>
<u>2238303600</u>	<u>Vacant</u>	<u>R4</u>	<u>P-C</u>	<u>0.17</u>	<u>1</u>
<u>2238303700</u>	<u>Vacant</u>	<u>R4</u>	<u>P-C</u>	<u>0.12</u>	<u>1</u>
<u>2238303800</u>	<u>Vacant</u>	<u>R4</u>	<u>P-C</u>	<u>0.12</u>	<u>1</u>
<u>2238304100</u>	<u>Vacant</u>	<u>R4</u>	<u>P-C</u>	<u>0.28</u>	<u>1</u>
<u>2238411800</u>	<u>Vacant</u>	<u>R4</u>	<u>P-C</u>	<u>0.17</u>	<u>1</u>
<u>2238411900</u>	<u>Vacant</u>	<u>R4</u>	<u>P-C</u>	<u>0.24</u>	<u>1</u>
<u>2238412100</u>	<u>Vacant</u>	<u>R4</u>	<u>P-C</u>	<u>0.26</u>	<u>1</u>
<u>2238412400</u>	<u>Vacant</u>	<u>R4</u>	<u>P-C</u>	<u>0.18</u>	<u>1</u>
<u>2238421500</u>	<u>Vacant</u>	<u>R4</u>	<u>P-C</u>	<u>0.17</u>	<u>1</u>
<u>2238421600</u>	<u>Vacant</u>	<u>R4</u>	<u>P-C</u>	<u>0.16</u>	<u>1</u>
<u>2238421700</u>	<u>Vacant</u>	<u>R4</u>	<u>P-C</u>	<u>0.23</u>	<u>1</u>
<u>2238421800</u>	<u>Vacant</u>	<u>R4</u>	<u>P-C</u>	<u>0.24</u>	<u>1</u>
<u>2238421900</u>	<u>Vacant</u>	<u>R4</u>	<u>P-C</u>	<u>0.16</u>	<u>1</u>
<u>2238423700</u>	<u>Vacant</u>	<u>R4</u>	<u>P-C</u>	<u>0.20</u>	<u>1</u>
<u>Grand Total</u>					<u>2,172</u>

Source: Dyett & Bhatia, City of Carlsbad, 2013.

Table B-5: Vacant and Underutilized Commercial Mixed Use Sites for Moderate Income Households

<u>APN</u>	<u>Existing Use</u>	<u>General Plan</u>	<u>Zoning</u>	<u>Site Size (Acres)</u>	<u>Capacity (Moderate Income)</u>
<u>1563010600, 1563011000, 1563011100, 1563021400, 1563022400</u>	<u>Plaza Camino Real</u>	<u>R</u>	<u>C-2</u>	<u>57 (parking lot only)</u>	<u>214</u>
<u>1563011600</u>	<u>North County Plaza</u>	<u>OS/R</u>	<u>C-2-Q/OS</u>	<u>12</u>	<u>45</u>
<u>2060501600, 2060501700, 2060501800, 2060502000</u>	<u>Von's Center</u>	<u>L</u>	<u>C-1</u>	<u>5</u>	<u>19</u>
<u>2071012400, 2071012500</u>	<u>Country Store</u>	<u>L</u>	<u>C-2/C-2-Q</u>	<u>5</u>	<u>19</u>
<u>2161241600, 2161241700</u>	<u>Von's Center</u>	<u>L, L/OS</u>	<u>C-1-Q</u>	<u>8</u>	<u>30</u>
<u>Grand Total</u>					<u>338</u>

Source: Dyett & Bhatia, City of Carlsbad, 2013.